



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0123-09

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	EAST HILL RESTORATIONS LLC 1225 WEST GREGORY STREET PENSACOLA, FL 32502 1704 N GREEN ST 06-3761-000 LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148	Certificate #	2020 / 3436
		Date certificate issued	06/01/2020

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/3436	06/01/2020	1,233.89	61.69	1,295.58
→ Part 2: Total*				1,295.58

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/2695	06/01/2021	1,276.61	6.25	63.83	1,346.69
Part 3: Total*					1,346.69

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,642.27
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,222.41
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,239.68

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:   
Signature, Tax Collector or Designee

Escambia, Florida  
Date May 6th, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

**Part 5: Clerk of Court Certified Amounts (Lines 8-14)**

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/09/2023</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

+6.25

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Total. Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200226

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
06-3761-000	2020/3436	06-01-2020	LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-21-2022  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)← Nav. Mode ☒ Account ☐ Parcel ID →[Printer Friendly Version](#)**General Information**

**Parcel ID:** 3325301300010022  
**Account:** 063761000  
**Owners:** EAST HILL RESTORATIONS LLC  
**Mail:** 1225 WEST GREGORY STREET  
PENSACOLA, FL 32502  
**Situs:** 1704 N GREEN ST 32505  
**Use Code:** MULTI-FAMILY <=9   
**Units:** 4  
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/01/2019	8071	1907	\$8,400	WD	
02/10/2011	6688	1066	\$12,100	TD	
12/2004	5576	1260	\$75,000	WD	
12/1995	3892	216	\$100	WD	

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and  
Comptroller

**Assessments**

Year	Land	Imprv	Total	Cap Val
2021	\$20,479	\$29,026	\$49,505	\$49,505
2020	\$20,479	\$26,130	\$46,609	\$46,609
2019	\$18,720	\$24,660	\$43,380	\$43,380

[Disclaimer](#)[Market Value Breakdown Letter](#)[Tax Estimator](#)[File for New Homestead Exemption Online](#)**2021 Certified Roll Exemptions**

None

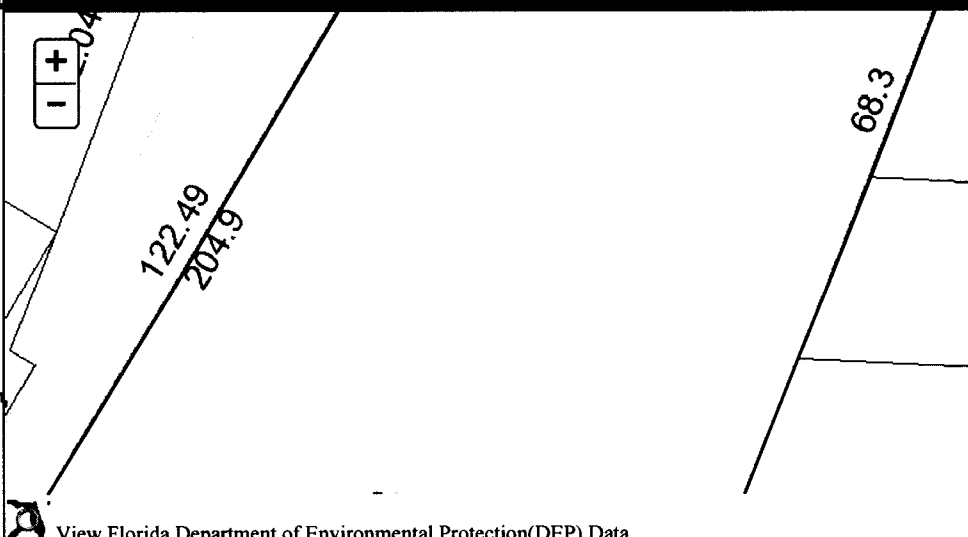
**Legal Description**LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P  
1907 CA 148**Extra Features**CARPORT  
METAL BUILDING**Parcel  
Information**[Launch Interactive Map](#)

**Section**  
**Map Id:**  
**CA148**

**Approx.**  
**Acreage:**  
0.8395

**Zoned:**   
HDMU

**Evacuation  
& Flood  
Information**  
[Open  
Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)**Buildings**

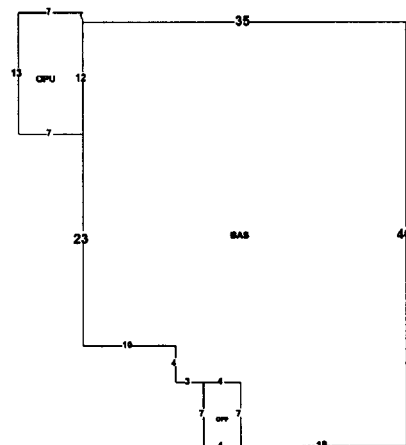
Address: 1704 N GREEN ST, Year Built: 1940, Effective Year: 1940, PA Building ID#: 81097

**Structural Elements**

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-WALL/FLOOR FURN  
INTERIOR WALL-PANEL-PLYWOOD  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1570 Total SF

BASE AREA - 1451  
OPEN PORCH FIN - 28  
OPEN PORCH UNF - 91



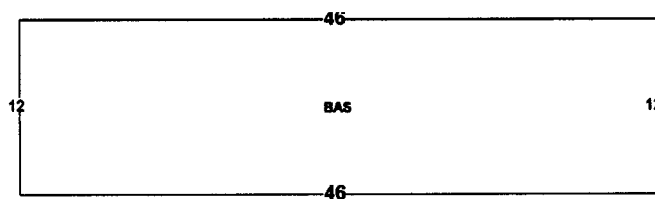
Year Built: 1973, Effective Year: 1973, PA Building ID#: 146594

**Structural Elements**

DWELLING UNITS-1  
MH EXTERIOR WALL-VINYL/METAL  
MH FLOOR FINISH-CARPET  
MH FLOOR SYSTEM-TYPICAL  
MH HEAT/AIR-UNIT HEAT/FLOOR  
FURNACE  
MH INTERIOR FINISH-DRYWALL/PLASTER  
MH MILLWORK-TYPICAL  
MH ROOF COVER-ROLLED ROOFING  
MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
STORY HEIGHT-0

 Areas - 552 Total SF

BASE AREA - 552



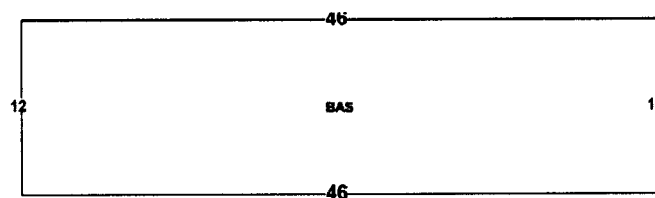
Year Built: 1973, Effective Year: 1973, PA Building ID#: 146595

**Structural Elements**

DWELLING UNITS-1  
MH EXTERIOR WALL-VINYL/METAL  
MH FLOOR FINISH-CARPET  
MH FLOOR SYSTEM-TYPICAL  
MH HEAT/AIR-UNIT HEAT/FLOOR  
FURNACE  
MH INTERIOR FINISH-DRYWALL/PLASTER  
MH MILLWORK-TYPICAL  
MH ROOF COVER-ROLLED ROOFING  
MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
STORY HEIGHT-0

 Areas - 552 Total SF

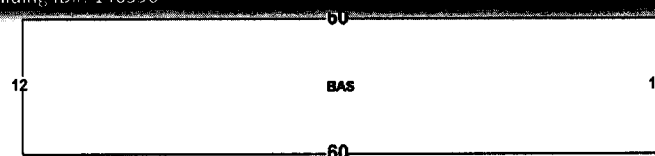
BASE AREA - 552



Year Built: 1973, Effective Year: 1973, PA Building ID#: 146596

**Structural Elements**

DWELLING UNITS-1  
MH EXTERIOR WALL-VINYL/METAL  
MH FLOOR FINISH-CARPET  
MH FLOOR SYSTEM-TYPICAL  
MH HEAT/AIR-UNIT HEAT/FLOOR  
FURNACE  
MH INTERIOR FINISH-DRYWALL/PLASTER  
MH MILLWORK-TYPICAL  
MH ROOF COVER-ROLLED ROOFING



MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
STORY HEIGHT-0

Areas - 720 Total SF

BASE AREA - 720

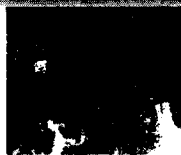
Images



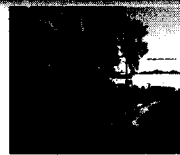
11/4/2021 12:00:00 AM



11/4/2021 12:00:00 AM



11/4/2021 12:00:00 AM



11/4/2021 12:00:00 AM



11/4/2021 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 4/25/15 10:00 AM to 35/11

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2022052575 5/20/2022 2:01 PM  
OFF REC BK: 8789 PG: 1088 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 03436**, issued the **1st day of June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148**

**SECTION 33, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 063761000 (0123-09)**

The assessment of the said property under the said certificate issued was in the name of

**EAST HILL RESTORATIONS LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 20th day of May 2022.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-3761-000 CERTIFICATE #: 2020-3436

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: October 5, 2002 to and including October 5, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: October 18, 2022



**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

October 18, 2022

Tax Account #: **06-3761-000**

1. The Grantee(s) of the last deed(s) of record is/are: **EAST HILL RESTORATIONS L.L.C.**

**By Virtue of Warranty Deed recorded 4/2/2019 in OR 8071/1907**

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

**a. None**

4. Taxes:

**Taxes for the year(s) 2019-2021 are delinquent.**

**Tax Account #: 06-3761-000**

**Assessed Value: \$54,455.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** Jan 9, 2023

**TAX ACCOUNT #:** 06-3761-000

**CERTIFICATE #:** 2020-3436

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

**EAST HILL RESTORATIONS LLC**  
**1225 WEST GREGORY STREET**  
**PENSACOLA, FL 32502**

**EAST HILL RESTORATIONS LLC**  
**1704 N GREEN ST**  
**PENSACOLA, FL 32505**

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of October, 2022.**

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**October 18, 2022**

**Tax Account #:06-3761-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148**

**SECTION 33, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-3761-000(0123-09)**

18.50  
58.34  
-----  
76.84

This instrument prepared by  
and please return to:  
Steven Copus, Esq.  
SOUTHTRUST LAW & TITLE INC.  
1184 Eglin Parkway  
Shalimar, Florida 32579

[space above for recording purposes]

**WARRANTY DEED**

THIS INDENTURE, made this 15<sup>th</sup> day of April, 2019 by and between **BRANDON WATSON, an individual**, whose address is: 2800 East Gonzalez Street, Pensacola, FL 32503 ("**Grantor**") and **EAST HILL RESTORATIONS L.L.C.** a Florida for profit Limited Liability Company, whose address is: 1225 West Gregory Street, Pensacola, FL 32502 (the "**Grantee**")

(Whenever used herein, the terms "**Grantor**" and "**Grantee**" shall include the singular and the plural, heirs, legal representatives, and assigns of individuals, and assigns of corporations, whenever the context so admits or requires.)

**WITNESSETH** that said Grantor, for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, their heirs and assigns forever, all that certain land situate in Escambia County, Florida, to wit:

**Parcel No.: 332S3013000010022**

**LOTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 5576 P 1260 CA 148  
SECTION 33 TOWNSHIP 2S, RANGE 30 W**

This property is **NOT** the homestead of the Grantor.

**The correctness of the above-described legal description has not been confirmed by scrivener and the title to the above-named property has not been examined by scrivener. THE LEGAL DESCRIPTION WAS TRANSPOSED FROM THE TAX DEED RECORDED ON BOOK 6688 PAGE 1066 OF THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor executed this deed on the date first written above.

Signed, sealed and delivered  
in the presence of:

Lisa Ruth  
Print Name: Lisa Ruth

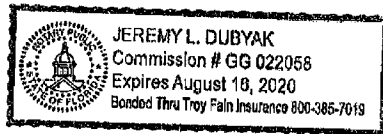
Brandon Watson  
BRANDON WATSON

Jeremy Dubyak  
Print Name: Jeremy Dubyak

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority, the foregoing instrument was acknowledged by,  
BRANDON WATSON who is personally known to me, on this 1<sup>st</sup> day of April, 2019.

Jeremy Dubyak  
NOTARY PUBLIC  
State of Florida



**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 03436 of 2020**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 24, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EAST HILL RESTORATIONS LLC 1225 WEST GREGORY STREET PENSACOLA, FL 32502	EAST HILL RESTORATIONS LLC 1704 N GREEN ST PENSACOLA, FL 32505
---	--

WITNESS my official seal this 24th day of November 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 9, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063761000 (0123-09)

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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 18th day of November 2022.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

1704 N GREEN ST 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 9, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 03436, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063761000 (0123-09)

The assessment of the said property under the said certificate issued was in the name of

**EAST HILL RESTORATIONS LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the second Monday in the month of January, which is the 9th day of January 2023.

Dated this 18th day of November 2022.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Personal Services:

**EAST HILL RESTORATIONS LLC**  
1225 WEST GREGORY STREET  
PENSACOLA, FL 32502

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0123-09

**Document Number:** ECSO22CIV039093NON

**Agency Number:** 23-001429

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03436 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: EAST HILL RESTORATIONS LLC

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/28/2022 at 1:30 PM and served same at 10:46 AM on 11/29/2022 in ESCAMBIA COUNTY, FLORIDA, by serving EAST HILL RESTORATIONS LLC , the within named, to wit: LISA RUTH, RECEPTIONIST.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

 925  
L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 03436, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063761000 (0123-09)

The assessment of the said property under the said certificate issued was in the name of

**EAST HILL RESTORATIONS LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Monday in the month of January, which is the **9th day of January 2023**.

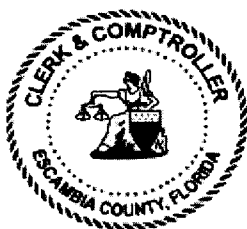
Dated this 18th day of November 2022.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Personal Services:**

**EAST HILL RESTORATIONS LLC**  
1225 WEST GREGORY STREET  
PENSACOLA, FL 32502

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY  
CLERK OF THE CIRCUIT COURT  
RECEIVED  
NOV 28 PM 1:20

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0123-09

**Document Number:** ECSO22CIV039206NON

**Agency Number:** 23-001463

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03436 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: EAST HILL RESTORATIONS LLC

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/28/2022 at 1:33 PM and served same at 10:24 AM on 12/1/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

C Davis 929

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 9, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 03436, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063761000 (0123-09)

The assessment of the said property under the said certificate issued was in the name of

EAST HILL RESTORATIONS LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the second Monday in the month of January, which is the 9th day of January 2023.

Dated this 18th day of November 2022.

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### Post Property:

1704 N GREEN ST 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

EAST HILL RESTORATIONS LLC  
[0123-09]  
1225 WEST GREGORY STREET  
PENSACOLA, FL 32502

**9171 9690 0935 0128 2136 62**

EAST HILL RESTORATIONS LLC  
[0123-09]  
1704 N GREEN ST  
PENSACOLA, FL 32505

**9171 9690 0935 0128 2136 79**

*Contact -  
owner*

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
cc: Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

CERTIFIED MAIL



9171 9690 0935 0128 2136 79

quadrant  
FIRST-CLASS MAIL  
\$006.57 0  
11/23/2022 ZIP 32502  
043M31219251  
US POSTAGE

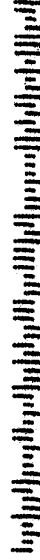
NIXIE 322 DE 1 7212/02/22

RETURN TO SENDER  
UNDELIVERABLE  
UNABLE TO FORWARD

BC: 32502583335 \*8238-03218-01-19  
[Barcode]

EAST HILL RESTORATIONS LLC  
[0123-09]  
1704 N GREEN ST  
PENSACOLA, FL 32505

32505-533804





# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

## 2022

## REAL ESTATE

## TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06-3761-000	06		3325301300010022

EAST HILL RESTORATIONS LLC  
1225 WEST GREGORY STREET  
PENSACOLA, FL 32502

PROPERTY ADDRESS:  
1704 N GREEN ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

20/3436

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	54,455	0	54,455	360.30
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	64,488	0	64,488	126.53
BY STATE LAW	3.3120	64,488	0	64,488	213.58
WATER MANAGEMENT	0.0261	54,455	0	54,455	1.42
SHERIFF	0.6850	54,455	0	54,455	37.30
M.S.T.U. LIBRARY	0.3590	54,455	0	54,455	19.55
ESCAMBIA CHILDRENS TRUST	0.4365	54,455	0	54,455	23.77
<b>TOTAL MILLAGE 13.3971</b>					<b>AD VALOREM TAXES \$782.45</b>
LEGAL DESCRIPTION		NON-AD VALOREM ASSESSMENTS			
LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148		TAXING AUTHORITY	RATE	AMOUNT	
		FP FIRE PROTECTION		501.32	
<b>NON-AD VALOREM ASSESSMENTS</b>					<b>\$501.32</b>
<b>Pay online at EscambiaTaxCollector.com</b>				<b>COMBINED TAXES AND ASSESSMENTS \$1,283.77</b>	
<i>Payments must be in U.S. funds drawn from a U.S. bank</i>					
If Paid By Please Pay	Dec 31, 2022 1,245.26	Jan 31, 2023 1,258.09	Feb 28, 2023 1,270.93	Mar 31, 2023 1,283.77	

RETAIN FOR YOUR RECORDS

### 2022 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

<b>ACCOUNT NUMBER</b>
06-3761-000
<b>PROPERTY ADDRESS</b>
1704 N GREEN ST

EAST HILL RESTORATIONS LLC  
1225 WEST GREGORY STREET  
PENSACOLA, FL 32502

Make checks payable to:  
**Scott Lunsford, CFC**  
Escambia County Tax Collector  
P.O. BOX 1312  
PENSACOLA, FL 32591  
Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Dec 31, 2022 1,245.26
AMOUNT IF PAID BY	Jan 31, 2023 1,258.09
AMOUNT IF PAID BY	Feb 28, 2023 1,270.93
AMOUNT IF PAID BY	Mar 31, 2023 1,283.77
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

1 063761000 2022 8



**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

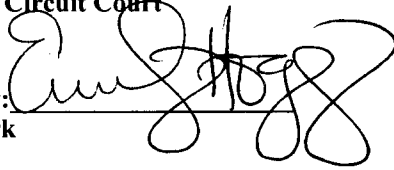
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 063761000 Certificate Number: 003436 of 2020**

**Payor: EAST HILL RESTORATIONS LLC 1225 WEST GREGORY STREET PENSACOLA, FL 32502  
Date 12/27/2022**

Clerk's Check #	6609402640	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$4,818.29
		Postage	\$13.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,366.05

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2020 TD 003436  
 Redeemed Date 12/27/2022**

**Name EAST HILL RESTORATIONS LLC 1225 WEST GREGORY STREET PENSACOLA, FL 32502**

Clerk's Total = TAXDEED	\$517.56
Due Tax Collector = TAXDEED	\$4,818.29
Postage = TD2	\$13.20
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 063761000 Certificate Number: 003436 of 2020**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/9/2023"/>	Redemption Date <input type="text" value="12/27/2022"/>
Months	9	8
Tax Collector	<input type="text" value="\$4,239.68"/>	<input type="text" value="\$4,239.68"/>
Tax Collector Interest	\$572.36	\$508.76
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,818.29	<input type="text" value="\$4,754.69"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$61.56	\$54.72
Total Clerk	\$517.56	<input type="text" value="\$510.72"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$13.20"/>	<input type="text" value="\$13.20"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,366.05	\$5,295.61
	Repayment Overpayment Refund Amount	\$70.44
Book/Page	<input type="text" value="8789"/>	<input type="text" value="1088"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8789, Page 1088, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03436, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 063761000 (0123-09)

DESCRIPTION OF PROPERTY:

LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: EAST HILL RESTORATIONS LLC

Dated this 27th day of December 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA**

County of Escambia

Before the undersigned authority personally appeared **Michael P. Driver** who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 01-09-2023 - TAX CERTIFICATE #'S 03436

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 8, 15, 22, 29, 2022

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P  
Driver  
Date: 2022.12.29 09:13:55 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 29TH day of DECEMBER  
A.D., 2022



Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle  
Date: 2022.12.29 09:26:45 -06'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**



**HEATHER TUTTLE**  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 03436, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LTS 10 11 14 BLK 22 WEST HIGHLANDS PB 1 P 74 OR 8071 P 1907 CA 148 SECTION 33, TOWNSHIP 2 S, RANGE 30 W

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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the second Monday in the month of January, which is the 9th day of January 2023.

Dated this 23rd day of November 2022.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-12-08-15-22-29-2022