



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

0123-43

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	AUSTIN JOHN C LIFE EST AUSTIN JOHN C JR 7800 LILLIAN HWY PENSACOLA, FL 32506 7800 LILLIAN HWY 09-3515-000 BEG 20 FT W OF INTER OF N LI OF H/W AND E LI OF NW1/4 OF SW1/4 WLY 254 FT FOR POB CONTINUE WLY 100 F (Full legal attached.)	Certificate #	2020 / 5023
		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)
# 2020/5023	06/01/2020	713.22	35.66	748.88
→ Part 2: Total*				748.88


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)
# 2021/3954	06/01/2021	669.70	6.25	33.49	709.44
Part 3: Total*					709.44

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)	1,458.32
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	610.25
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)	2,443.57

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. Total Paid (Lines 8-13)	
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

16.25

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.

BEG 20 FT W OF INTER OF N LI OF H/W AND E LI OF NW1/4 OF SW1/4 WLY 254 FT FOR POB CONTINUE WLY 100 FT NLY 85 DEG 45 MIN 186 FT ELY PARL WITH N LI OF H/W 100 FT SLY 186 FT TO BEG DB 276 P 312 OR 85/329 P 400/107 OR 3895/4527 P 698/1117

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200262

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
09-3515-000	2020/5023	06-01-2020	BEG 20 FT W OF INTER OF N LI OF H/W AND E LI OF NW1/4 OF SW1/4 WLY 254 FT FOR POB CONTINUE WLY 100 FT NLY 85 DEG 45 MIN 186 FT ELY PARL WITH N LI OF H/W 100 FT SLY 186 FT TO BEG DB 276 P 312 OR 85/329 P 400/107 OR 3895/4527 P 698/1117

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](#)
[Back](#)

[←](#) Nav. Mode ☒ Account ☐ Parcel ID [→](#)

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	1125313108000000	Year	Land	Imprv	Total	Cap Val
Account:	093515000	2021	\$19,350	\$14,387	\$33,737	\$33,737
Owners:	AUSTIN JOHN C LIFE EST AUSTIN JOHN C JR	2020	\$19,350	\$14,254	\$33,604	\$33,604
Mail:	7800 LILLIAN HWY PENSACOLA, FL 32506	2019	\$22,468	\$13,738	\$36,206	\$36,206
Situs:	7800 LILLIAN HWY 32506	Disclaimer				
Use Code:	REPAIR SERVICE	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	Download Income & Expense Survey				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data							2021 Certified Roll Exemptions	
							None	
							Legal Description	
							BEG 20 FT W OF INTER OF N LI OF H/W AND E LI OF NW1/4 OF SW1/4 WLY 254 FT FOR POB CONTINUE WLY 100 FT NLY 85...	
							Extra Features	
							CHAINLINK FENCE	

Parcel Information [Launch Interactive Map](#)

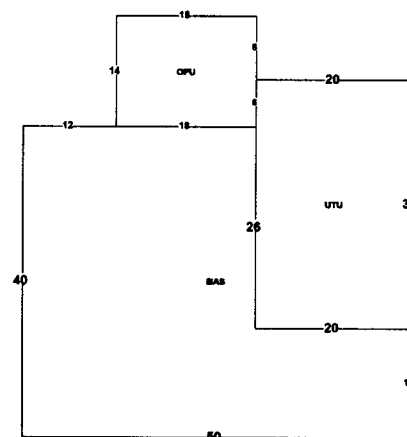
Section Map Id: 11-25-31-2 Approx. Acreage: 0.4441 Zoned: HDMU Evacuation & Flood Information Open Report	<div> <div>+</div> <div>-</div> </div> <div> 186 </div> <div> 115 </div>
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[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 7800 LILLIAN HWY, Year Built: 1946, Effective Year: 1946, PA Building ID#: 103174

Structural Elements	
DECOR/MILLWORK-NONE	
DWELLING UNITS-0	
EXTERIOR WALL-CONCRETE BLOCK	
FLOOR COVER-CONCRETE-FINISH	
FOUNDATION-SLAB ON GRADE	
HEAT/AIR-NONE	
INTERIOR WALL-UNFINISHED	
NO. PLUMBING FIXTURES-2	
NO. STORIES-1	
ROOF COVER-CORRUGATED METL	
ROOF FRAMING-WOOD FRAME/TRUS	
STORY HEIGHT-10	
STRUCTURAL FRAME-MASONRY PIL/STL	
Areas - 2372 Total SF	
BASE AREA - 1480	
OPEN PORCH UNF - 252	
UTILITY UNF - 640	



Images



5/11/2020 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:05/12/2022 (tc.5082)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 05023**, 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:

BEG 20 FT W OF INTER OF N LI OF H/W AND E LI OF NW1/4 OF SW1/4 WLY 254 FT FOR POB CONTINUE WLY 100 FT NLY 85 DEG 45 MIN 186 FT ELY PARL WITH N LI OF H/W 100 FT SLY 186 FT TO BEG DB 276 P 312 OR 85/329 P 400/107 OR 3895/4527 P 698/1117

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093515000 (0123-43)

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

JOHN C AUSTIN LIFE EST and JOHN C AUSTIN JR

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 #: 09-3515-000 CERTIFICATE #: 2020-5023

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 1, 2002 to and including October 1, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 21, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 21, 2022

Tax Account #: **09-3515-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN C AUSTIN SR AS TO LIFE ESTATE AND JOHN C AUSTIN JR**

By Virtue of Quit Claim Deed recorded 1/2/1996 in OR 3895/698 and Quit Claim Deed recorded 2/24/2000 in OR 4527/1117

ABTRACTOR'S NOTE: JOHN C AUSTIN SR APPEARS TO BE DECEASED. PROBATE CASE #2000 CP 000354.

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. **MSBU Lien in favor of Escambia County recorded 10/6/1998 OR 4318/485**
 - b. **MSBU Lien in favor of Escambia County recorded 8/24/1999 OR 4457/1805**
 - c. **Judgment in favor of Capital One Bank (USA) NA fka Capital One Bank recorded 10/14/2010 OR 6646/1778**

4. Taxes:

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

Tax Account #: 09-3515-000

Assessed Value: \$33,737.00

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 #: 09-3515-000

CERTIFICATE #: 2020-5023

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

**JOHN C AUSTIN SR LIFE ESTATE AND
JOHN C AUSTIN JR
7800 LILLIAN HWY
PENSACOLA, FL 32506**

**JOHN C AUSTIN JR
15 E CARVER DR
PENSACOLA, FL 32507-2063**

**CAPITAL ONE BANK (USA) NA FKA
CAPITAL ONE BANK
1680 CAPITAL ONE DRIVE
MCLEAN, VA 22102**

Certified and delivered to Escambia County Tax Collector, this 21st 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 21, 2022

Tax Account #:09-3515-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG 20 FT W OF INTER OF N LI OF H/W AND E LI OF NW1/4 OF SW1/4 WLY 254 FT FOR POB
CONTINUE WLY 100 FT NLY 85 DEG 45 MIN 186 FT ELY PARL WITH N LI OF H/W 100 FT SLY
186 FT TO BEG DB 276 P 312 OR 85/329 P 400/107 OR 3895/4527 P 698/1117**

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3515-000(0123-43)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

QUIT CLAIM DEED

This instrument was prepared by:
John C. Austin Sr.
7800 Lillian Hwy.
Pensacola, Florida 32506
Return instrument to: address
Same Name and Address as
Above
address

State of Florida,

ESCAMBIA County

KNOW ALL MEN BY THESE PRESENTS, That JOHN C. AUSTIN Sr.

for and in consideration of all goods and valuable considerations and Ten Dollars (\$10.00)

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto JOHN C. AUSTIN Jr.

15 E. Carver Dr. Pensacola, FL 32507-2063

his heirs, executors, administrators and assigns, forever, the following described property, situated in the
County of Escambia State of Florida to-wit:

Begin at a point in the north right
of way line of Lillian Highway 20 feet west from the east line of north-
west quarter of the southwest quarter (SW $\frac{1}{4}$), thence run westerly along
said right of way line 254 feet for point of beginning, continue same
course 100 feet, thence northerly at an angle of 85 degrees 45 minutes
186 feet, thence run easterly parallel with the north line of said
highway 100 feet, thence southerly 186 feet to the point of beginning,
all lying and being in section 11, township 2 south, range 31 west

JOHN C. AUSTIN Sr. reserves a life estate in the above-styled
property in and for himself.

Instrument 00262899
Filed and recorded in the
Official Records
JANUARY 2, 1996
at 11:06 A.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

D S PD \$0.70
Mort \$0.00 ASUM \$0.00
JANUARY 2, 1996
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: M. W. Nagy D.C.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,
free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th
day of September A.D. 19 94.

Signed, sealed and delivered in the presence of

Carla R. Mitchem
CARLA R. MITCHEM name
IDA C. MITCHEM
IDA C. MITCHEM name

State of FLORIDA
County of ESCAMBIA

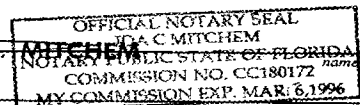
John C. Austin Sr. (SEAL)
JOHN C. AUSTIN Sr. name
JOHN C. AUSTIN Sr. (SEAL)
JOHN C. AUSTIN Sr. name

This day, before the undersigned Notary Public, personally appeared JOHN C. AUSTIN Sr., who
produced identification of FLDL#A23546322205 and did not take an oath,
to me well known to be the individual described in and who executed the foregoing Quit Claim Deed, and acknowledged
that he executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 26th
day of September, 19 94.

Notary

My commission expires:



10.50
70
11.20

OR BK 4527 PG 1117
Escambia County, Florida
INSTRUMENT 00-709395

DEED DOC STAMPS PD # ESC CO \$ 0.70
02/24/00 EARLE LEE MOORE, CLERK
By: *[Signature]*

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that ETTA V. SANDBACK, formerly known as ETTA V. AUSTIN, for and in consideration of One Dollar, and other good and valuable considerations to her in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, do remise, release and quit claim unto JOHN C. AUSTIN, JR., his heirs, executors, administrators, and assigns forever, the following described real property, situated, lying and being in the County of Escambia, State of Florida, to-wit:

Begin at a point in the north right of way line of Lillian Highway 20 feet west from the east line of north-west quarter of the southwest quarter (SW $\frac{1}{4}$), thence run westerly along said right of way line 254 feet for point of beginning, continue same course 100 feet, thence northerly at an angle of 85 degrees 45 minutes 186 feet, thence run easterly parallel with the north line of said highway 100 feet, thence southerly 186 feet to the point of beginning, all lying and being in section 11, township 2 south, range 31 west

The above property is not the Grantor's homestead.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the 22 day of February, A.D. 2000.

Etta V. Sandback
Etta V. Sandback

Signed, sealed and delivered in the presence of:

[Signature]
Witness 1 (SIGN)

Shelley Ann
Witness 2 (SIGN)

Steve Gutman
Witness 1 (PRINT)

Shelley Ann
Witness 2 (PRINT)

OR BK 4527 PG1118
Escambia County, Florida
INSTRUMENT 00-709395

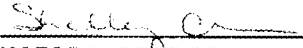
RCD Feb 24, 2000 04:11 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-709395

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Etta V. Sandback, who is personally known to me or have shown valid identification, who is named as Grantor in the foregoing instrument, and that she acknowledged executing the same, in the presence of two subscribing witnesses.

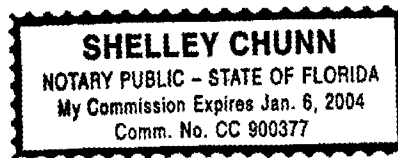
WITNESS my hand and official seal in the County and State aforesaid on this 22 day of February, 2000.



NOTARY PUBLIC
Printed Name:
Commission Number:

This Document Prepared By:

✓
STEPHEN M. GUTTMANN, Esquire
314 South Baylen Street
Suite 203
Pensacola, FL 32501
(850) 432-9759
Without titlework.
All information provided
by Grantor and Grantees.



DR BK 4318 PG0485
Escambia County, Florida
INSTRUMENT 98-534481

NOTICE OF LIEN

RCD Oct 06, 1998 08:57 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-534481

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: AUSTIN JOHN C JR
15 E CARVER DR
PENSACOLA FL 32507

ACCT.NO. 09 3515 000 000

AMOUNT \$1,165.00

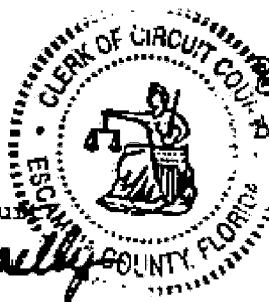
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG 20 FT W OF INTER OF
N LI OF H/W AND E LI OF
NW1/4 OF SW1/4 WLY 254 FT
FOR POB CONTINUE WLY 100 FT
NLY 85 DEG 45 MIN 186 FT
ELY PARL WITH N LI OF H/W
PROP.NO. 11 2S 31 3108 000 000

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$1,165.00. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998



Ernie Lee Magaha
Clerk of the Circuit Court

Ernie Lee Magaha
Clerk of the Circuit Court

Deputy Clerk

[Handwritten signature]
Deputy Clerk

DR BK 4457 PG 1 805
Escambia County, Florida
INSTRUMENT 99-650056

RCD Aug 24, 1999 08:57 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-650056

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: AUSTIN JOHN C LIFE EST
AUSTIN JOHN C JR 1/2 INT
AUSTIN STTA V 1/2 INT
7800 LILLIAN HWY
PENSACOLA FL 32506

ACCT.NO. 09 3515 000 000

AMOUNT \$32.56

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG 20 FT W OF INTER OF
N LI OF H/W AND E LI OF
NW1/4 OF SW1/4 WLY 254 FT
FOR POB CONTINUE WLY 100 FT
NLY 85 DEG 45 MIN 186 FT
ELY PARL WITH N LI OF H/W
PROP.NO. 11 2S 31 3108 000 000

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$32.56. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court

by *Bernice B. Amarelly*
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director

Recorded in Public Records 09/09/2010 at 10:50 AM OR Book 6633 Page 1553,
Instrument #2010058849, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT FOR THE
1ST JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2010 SC 001407

Capital One Bank (USA), N.A., fka Capital One Bank

Plaintiff,

vs.

JOHN AUSTIN
Defendant.

DEFAULT FINAL JUDGMENT

THIS CAUSE, having come before the Court and the Court having reviewed the pleadings and being
otherwise duly advised in the premises,

IT IS ADJUDGED that plaintiff, Capital One Bank (USA), N.A., fka Capital One Bank, recover from the
defendant(s), JOHN AUSTIN, the sum of \$1627.38 on principal, \$487.15 for interest, and \$220.00 for costs
making a total of \$2334.53 that shall bear interest at the rate of 6.0000% per year, for which let execution issue.

~~IT IS FURTHER ORDERED AND ADJUDGED that the defendant(s) shall complete the attached Florida
Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to Zakheim & Associates, P.A., 1045 South
University Drive, Suite 202, Plantation, Florida 33324, within 45 days from the date of this final judgment, unless
the final judgment is satisfied or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders
that are proper to compel the defendant(s) to complete Form 7.343 and return it to Zakheim & Associates, P.A.~~

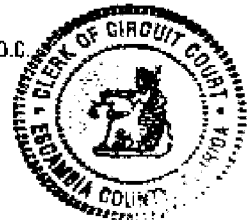
ORDERED in ESCAMBIA County, Florida, this 2nd day of Sept., 2010.

JUDGE



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY [Signature] D.C.



Plaintiff's Address:

Capital One Bank (USA), N.A., fka Capital One Bank, 1680 CAPITAL ONE DRIVE, MCLEAN VA 22102
Account No: 5178057315901632

Copies furnished to:

Zakheim & Associates, P.A., 1045 S. University Dr., Ste. # 202, Plantation, FL 33324
JOHN AUSTIN, 15 E CARVER DR, PENSACOLA FL 32507-2063, ***-**-7710

Case: 2010 SC 001407

00011952826

Dkt: CC1033 Pg#:

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

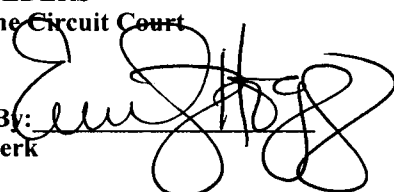
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 093515000 Certificate Number: 005023 of 2020**

Payor: JOHN C AUSTIN JR 7800 LILLIAN HWY PENSACOLA, FL 32506 Date 11/30/2022

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$2,779.70
		Postage	\$33.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,347.26

\$3,260.27

**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 005023

Redeemed Date 11/30/2022

Name JOHN C AUSTIN JR 7800 LILLIAN HWY PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$517.56	\$ 3,210.27
Due Tax Collector = TAXDEED	\$2,779.70	
Postage = TD2	\$33.00	
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: 093515000 Certificate Number: 005023 of 2020

Redemption ☐ Yes ☒ No
 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="11/30/2022"/>
Months	9	7
Tax Collector	<input type="text" value="\$2,443.57"/>	<input type="text" value="\$2,443.57"/>
Tax Collector Interest	\$329.88	\$256.57
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,779.70	<input type="text" value="\$2,706.39"/> 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	\$47.88
Total Clerk	\$517.56	<input type="text" value="\$503.88"/> 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="\$33.00"/>	<input type="text" value="\$33.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,347.26	\$3,260.27
	Repayment Overpayment Refund Amount	\$86.99

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 1263, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05023, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 093515000 (0123-43)

DESCRIPTION OF PROPERTY:

**BEG 20 FT W OF INTER OF N LI OF H/W AND E LI OF NW1/4 OF SW1/4 WLY 254 FT FOR POB
CONTINUE WLY 100 FT NLY 85 DEG 45 MIN 186 FT ELY PARL WITH N LI OF H/W 100 FT SLY
186 FT TO BEG DB 276 P 312 OR 85/329 P 400/107 OR 3895/4527 P 698/1117**

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: JOHN C AUSTIN LIFE EST and JOHN C AUSTIN JR

Dated this 30th day of November 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05023 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:

JOHN C AUSTIN LIFE EST 7800 LILLIAN HWY PENSACOLA, FL 32506	JOHN C AUSTIN JR 7800 LILLIAN HWY PENSACOLA, FL 32506
JOHN C AUSTIN JR 15 E CARVER DR PENSACOLA, FL 32507-2063	CAPITAL ONE BANK (USA) NA FKA CAPITAL ONE BANK 1680 CAPITAL ONE DRIVE MCLEAN, VA 22102
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 05023, 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:

BEG 20 FT W OF INTER OF N LI OF H/W AND E LI OF NW1/4 OF SW1/4 WLY 254 FT FOR POB CONTINUE WLY 100 FT NLY 85 DEG 45 MIN 186 FT ELY PARL WITH N LI OF H/W 100 FT SLY 186 FT TO BEG DB 276 P 312 OR 85/329 P 400/107 OR 3895/4527 P 698/1117

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093515000 (0123-43)

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

JOHN C AUSTIN LIFE EST and JOHN C AUSTIN JR

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:

7800 LILLIAN HWY 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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TAX ACCOUNT NUMBER 093515000 (0123-43)

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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:

JOHN C AUSTIN LIFE EST
7800 LILLIAN HWY
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093515000 (0123-43)

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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:

JOHN C AUSTIN JR
7800 LILLIAN HWY
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0123-43

Document Number: ECSO22CIV039148NON

Agency Number: 23-001475

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05023 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOHN C AUSTIN LIFE EST AND JOHN C AUSTIN JR
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/28/2022 at 1:34 PM and served same at 8:42 AM on 11/30/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: J. Carnley 928
J. CARNLEY, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

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. 05023**, 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:

BEG 20 FT W OF INTER OF N LI OF H/W AND E LI OF NW1/4 OF SW1/4 WLY 254 FT FOR
POB CONTINUE WLY 100 FT NLY 85 DEG 45 MIN 186 FT ELY PARL WITH N LI OF H/W 100
FT SLY 186 FT TO BEG DB 276 P 312 OR 85/329 P 400/107 OR 3895/4527 P 698/1117

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093515000 (0123-43)

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

JOHN C AUSTIN LIFE EST and JOHN C AUSTIN JR

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.

Post Property:

7800 LILLIAN HWY 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Eungho

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0123-43

Document Number: ECSO22CIV039139NON

Agency Number: 23-001442

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05023 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOHN C AUSTIN LIFE EST AND JOHN C AUSTIN JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/28/2022 at 1:31 PM and served same at 8:42 AM on 11/30/2022 in ESCAMBIA COUNTY, FLORIDA, by serving JOHN C AUSTIN LIFE EST , the within named, to wit: JOHN C AUSTIN JR, SON/OVER THE ESTATE.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: J. Carnley 928
J. CARNLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

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. 05023, 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:

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SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093515000 (0123-43)

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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:

JOHN C AUSTIN LIFE EST
7800 LILLIAN HWY
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE 0123-43

Document Number: ECSO22CIV039140NON

Agency Number: 23-001443

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05023 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: JOHN C AUSTIN LIFE EST AND JOHN C AUSTIN JR
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 11/28/2022 at 1:31 PM and served same on JOHN C AUSTIN JR , at 8:42 AM on 11/30/2022 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Carnley 920
J. CARNLEY CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

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. 05023, 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:

BEG 20 FT W OF INTER OF N LI OF H/W AND E LI OF NW1/4 OF SW1/4 WLY 254 FT FOR POB CONTINUE WLY 100 FT NLY 85 DEG 45 MIN 186 FT ELY PARL WITH N LI OF H/W 100 FT SLY 186 FT TO BEG DB 276 P 312 OR 85/329 P 400/107 OR 3895/4527 P 698/1117

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093515000 (0123-43)

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

JOHN C AUSTIN LIFE EST and JOHN C AUSTIN JR

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**.

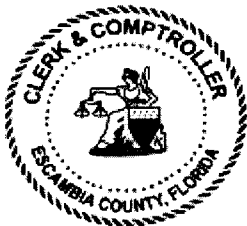
Dated this 18th day of November 2022.

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:

JOHN C AUSTIN JR
7800 LILLIAN HWY
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
221 PALAFOX PLACE, STE 110
PENSACOLA, FL 32502
850-595-3793

JOHN C AUSTIN LIFE EST [0123-43]
7800 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0128 2131 29

JOHN C AUSTIN JR [0123-43]
7800 LILLIAN HWY
PENSACOLA, FL 32506

9171 9690 0935 0128 2131 12

JOHN C AUSTIN JR [0123-43]
15 E CARVER DR
PENSACOLA, FL 32507-2063

9171 9690 0935 0128 2131 05

CAPITAL ONE BANK (USA) NA FKA
CAPITAL ONE BANK [0123-43]
1680 CAPITAL ONE DRIVE
MCLEAN, VA 22102

9171 9690 0935 0128 2130 06

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0123-43]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2130 13

Redeemed

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

CERTIFIED MAIL



FL 32502

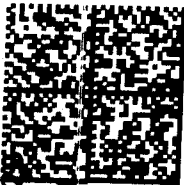
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FIRST-CLASS MAIL

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11/23/2022 ZIP 32502
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US POSTAGE

JOHN C AUSTIN JR [0123-43]
15 E CARVER DR
PENSACOLA, FL 32507-2063

32507-206315

PAM CHILDERS
CLERK & COMPTROLLER

FILED

2022 NOV 30

PENSACOLA COUNTY

11/23/22
T-2

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 05023

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 09:15:45 -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 09:23:52 -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. 05023, 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:

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TAX ACCOUNT NUMBER 093515000 (0123-43)

The assessment of the said property under the said certificate issued was in the name of JOHN C AUSTIN LIFE EST and JOHN C AUSTIN JR

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