



# 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

0724.13

## Part 1: Tax Deed Application Information

|                                     |  |                         |              |
|-------------------------------------|--|-------------------------|--------------|
| Applicant Name<br>Applicant Address | JPL INVESTMENTS CORP AND OCEAN BANK<br>8724 SW 72 ST #382<br>MIAMI, FL 33173   | Application date        | Apr 27, 2023 |
| Property description                | COLEMAN LEROY JR<br>1102 W HOPE DR<br>PENSACOLA, FL 32534<br>1142 W HOPE DR<br>03-0397-000<br>BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N<br>LI OF HOPE DR W 38 DEG S 210 FT FOR POB CONT<br>195 FT 6 (Full legal attached.) | Certificate #           | 2021 / 881   |
|                                     |  | Date certificate issued | 06/01/2021   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2021/881                     | 06/01/2021                           | 394.68                                 | 19.73                | 414.41                                   |
| →Part 2: Total*                |                                      |  |                      | 414.41                                   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2022/977                     | 06/01/2022                                    | 406.17  | 6.25                            | 25.13                | 437.55                                       |
| Part 3: Total*                 |   |   |                                 |                      | 437.55                                       |

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

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 851.96   |
| 2. Delinquent taxes paid by the applicant   | 0.00     |
| 3. Current taxes paid by the applicant  | 351.63   |
| 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)   | 1,578.59 |

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, Jennifer N. Canady  
Signature, Tax Collector or Designee

Escambia, Florida  
Date May 17th, 2023

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

+ \$6.25

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>  |  |
|---|--|
| 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>01/03/2024</u><br>Signature, Clerk of Court or Designee                  |  |

### INSTRUCTIONS

#### 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 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823 P 1061

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300429

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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   |
|----------------|-----------------|------------|---|
| 03-0397-000    | 2021/881        | 06-01-2021 | BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823 P 1061 |

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-27-2023  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

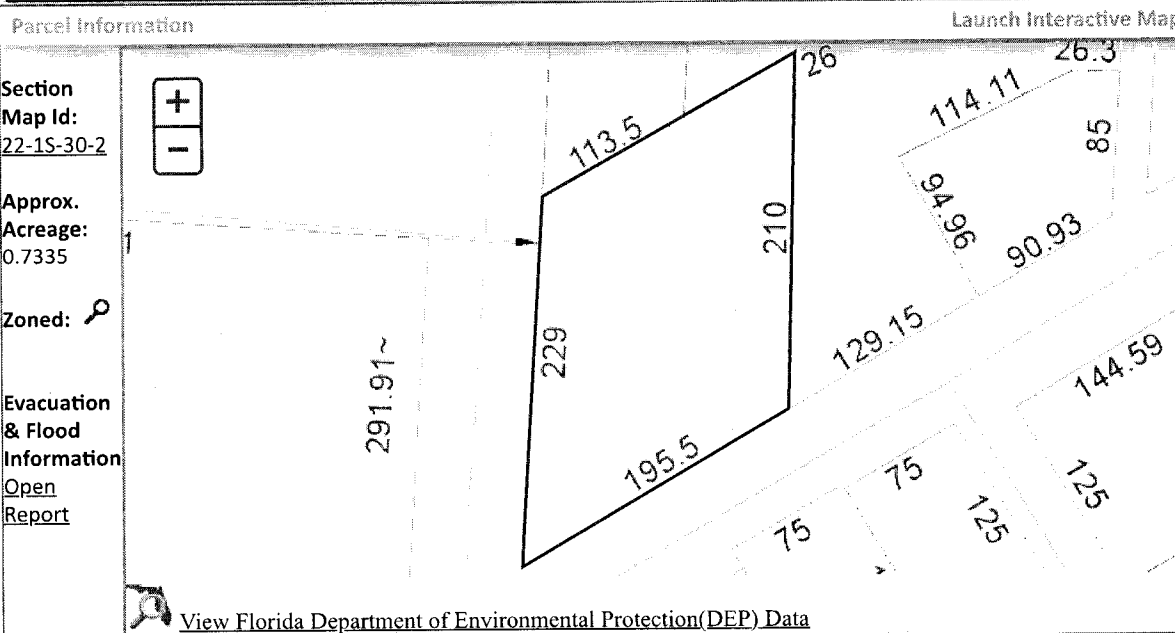
Sale List

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

Printer Friendly Version

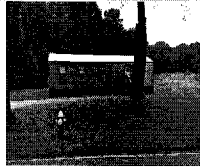
| General Information  |   | Assessments                                    |             |              |              |                |
|--|---|--|-------------|--------------|--------------|----------------|
| <b>Parcel ID:</b>  | 221S305101130004                        | <b>Year</b>                                    | <b>Land</b> | <b>Imprv</b> | <b>Total</b> | <b>Cap Val</b> |
| <b>Account:</b>  | 030397000                               | 2022   | \$12,848    | \$1          | \$12,849     | \$12,849       |
| <b>Owners:</b>   | COLEMAN LEROY JR                        | 2021   | \$12,848    | \$1          | \$12,849     | \$12,588       |
| <b>Mail:</b>   | 1102 W HOPE DR<br>PENSACOLA, FL 32534   | 2020   | \$12,848    | \$1          | \$12,849     | \$11,444       |
| <b>Situs:</b>  | 1142 W HOPE DR 32534                    | <b>Disclaimer</b>                              |             |              |              |                |
| <b>Use Code:</b>   | MOBILE HOME                             | <b>Tax Estimator</b>                           |             |              |              |                |
| <b>Taxing Authority:</b>   | COUNTY MSTU                             | <b>File for New Homestead Exemption Online</b> |             |              |              |                |
| <b>Tax Inquiry:</b>  | <a href="#">Open Tax Inquiry Window</a> |  |             |              |              |                |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |   |  |             |              |              |                |

| Sales Data   |      |      |          |      |                                  | 2022 Certified Roll Exemptions   |  |
|--|------|------|----------|------|----------------------------------|--|--|
| Sale Date  | Book | Page | Value    | Type | Official Records<br>(New Window) | None   |  |
| 09/12/2022   | 8857 | 1029 | \$100    | QC   |                                  | <b>Legal Description</b><br>BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF<br>HOPE DR W 38 DEG S 210 FT FOR POB CONT 195 FT 6 IN<br>N 229 FT ELY... |  |
| 07/25/2011   | 6744 | 1619 | \$100    | OT   |                                  |  |  |
| 12/2001  | 4823 | 1061 | \$100    | WD   |                                  |  |  |
| 04/2000  | 4554 | 36   | \$12,000 | WD   |                                  |  |  |
| 02/2000  | 4528 | 1499 | \$100    | QC   |                                  |  |  |
| 09/1991  | 3062 | 246  | \$100    | WD   |                                  |  |  |
| Official Records inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |      |      |          |      |                                  | Extra Features   |  |
|  |      |      |          |      |                                  | MOBILE HOME  |  |



## Buildings

### Images



10/31/2019 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:05/19/2023 (tc.2159)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 00881**, issued the **1st** day of **June, A.D., 2021** 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 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823P 1061**

**SECTION 22, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 030397000 (0124-13)**

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

**LEROY COLEMAN 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 **first** Wednesday in the month of January, which is the **3rd** day of January 2024.

Dated this 23rd day of May 2023.

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 #: 03-0397-000 CERTIFICATE #: 2021-0881

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, 2003 to and including October 1, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: October 12, 2023

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

October 12, 2023

Tax Account #: **03-0397-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LEROY COLEMAN JR**  
**By Virtue of Quitclaim Deed recorded 9/12/2022 in OR 8857/1029**
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) 2020-2022 are delinquent.**  
**Tax Account #: 03-0397-000**  
**Assessed Value: \$12,849.00**  
**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 3, 2024

**TAX ACCOUNT #:** 03-0397-000

**CERTIFICATE #:** 2021-0881

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>2022</u> tax year.                    |

**LEROY COLEMAN JR**  
**1142 W HOPE DR**  
**PENSACOLA, FL 32534**

**LEROY COLEMAN JR**  
**1102 W HOPE DR**  
**PENSACOLA, FL 32534**

Certified and delivered to Escambia County Tax Collector, this 12<sup>th</sup> day of October, 2023.

**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 12, 2023**

**Tax Account #:03-0397-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR  
POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS  
PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD  
R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 8857 P 1029**

**SECTION 22, TOWNSHIP 1 S, RANGE 30W**

**TAX ACCOUNT NUMBER 03-0397-000(0124-13)**

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

Recorded in Public Records 9/12/2022 4:43 PM OR Book 8857 Page 1029,  
Instrument #2022092422, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 Deed Stamps \$0.70

## Quitclaim Deed

RECORDING REQUESTED BY \_\_\_\_\_

AND WHEN RECORDED MAIL TO:

\_\_\_\_\_, Grantee(s)

Consideration: \$ No Consideration

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_ certifies herein that he or she has prepared  
this Deed.

Signature of Preparer \_\_\_\_\_

Date of Preparation \_\_\_\_\_

Printed Name of Preparer \_\_\_\_\_

**THIS QUITCLAIM DEED**, executed on 9-12-22 in the County of  
Escambia, State of Florida

by Grantor(s), Jeanette Coleman,

whose post office address is 1124 W. Hope Dr. Pensacola FL 32534,

to Grantee(s), Leroy Coleman Jr.,

whose post office address is 1102 W. Hope Dr. Pensacola FL 32534,

**WITNESSETH**, that the said Grantor(s), \_\_\_\_\_,  
for good consideration and for the sum of \_\_\_\_\_

(\$ \_\_\_\_\_) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

BK: 8857 PG: 1030

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of \_\_\_\_\_, State of \_\_\_\_\_ and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Jeanette Coleman  
Signature of Grantor

Jeanette Coleman  
Print Name of Grantor

Kendra Nettles  
Signature of First Witness to Grantor(s)

Kendra Nettles  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

Marcus McCall  
Signature of Second Witness to Grantor(s)

Marcus McCall  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

LeRoy Coleman Jr.  
Signature of Grantee

LeRoy Coleman Jr.  
Print Name of Grantee

Kendra Nettles  
Signature of First Witness to Grantee(s)

Kendra Nettles  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

BK: 8857 PG: 1031

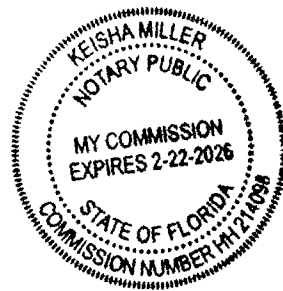
## NOTARY ACKNOWLEDGMENT

State of FLORIDA  
County of ESCAMBIA  
On 12 September 2022, before me Keisha Miller, a notary  
public in and for said state, personally appeared Jeannette Coleman  
Levy Coleman  
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons  
whose names are subscribed to the within instrument and acknowledged to me that they ex-  
ecuted the same in their authorized capacities, and that by their signatures on the instrument the  
persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

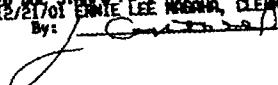
Signature of Notary Keisha MillerAffiant Known Produced ID ☒Type of ID Florida ID

(Seal)



RECORDED AS RECEIVED

BK: 8857 PG: 1032 Last Page

DEED REC. STAMPS PD & ESC CO \$ 0.70  
 12/21/01 EMILIE LEE HARRIS, CLERK  
 By: 

OR BK 4823 PG 1061  
 Escambia County, Florida  
 INSTRUMENT 2001-914537

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

This instrument was prepared by:  
 David L. Dees  
 Attorney at Law  
 3300 North Pace Boulevard  
 Pensacola, Florida 32505

AMENDED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Christine Kyles, a single woman, of 1909 North 9th Avenue, Pensacola, FL 32503, for and in consideration of the sum of Twelve Thousand (\$12,000.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained and sold to LeRoy Coleman, Sr. and Jeanette M. Coleman, Husband and Wife, of 1124 W. Hope Drive, Pensacola, FL 32534, their heirs and assigns forever, the following described real property, to-wit:

Begin at Frisco R. R. Co.'s West right of way line on the Northeast corner of Lot 4, of the Subdivision of the South 1/2 of Govt. Lot 5, Section 22, Township 1 South, Range 30 West, as recorded in Deed Book 94, at Page 14, of the Public Records of Escambia County, Florida; thence run West along the said North line of Lot 4 a distance of 1374 feet, more or less, to West line of 20 ft. road; thence South at right angle to the last line run a distance of 432 feet, more or less, to the North line of Hope Drive; thence Westerly along said dirt road a distance of 210 feet to Point of Beginning; thence continue Westerly along said dirt road 195 feet 6 inches, more or less, to West line of said Lot 4, thence Northerly along West line of said Lot 4, 229 feet, thence Easterly and parallel to South line 190 feet 6 inches, more or less, to West line of property occupied by Albert McCants; thence South on West line of Albert McCants property 210 feet, more or less, to the Point of Beginning, lying and being in said Lot 4.

LESS

A triangular parcel of property as follows: Commencing at the Frisco Railroad Company's West right-of-way on the Northeast corner of Lot 4 of the Subdivision of the South 1/2 of Government Lot 5, Section 22, Township 1 South, Range 30 West, as recorded in Deed Book 94, at Page 14, of the Public Records of Escambia County, Florida; thence West along the North line of Lot 4 a distance of 1374.00 feet to the West line of a 20 foot road; thence South at right angles a distance of 278.56 feet to the Point of Beginning; thence continue same course a distance of 180.00 feet to the Northerly right-of-way line of Hope Drive; thence deflect 55 degrees 47'20" right and along said right of way line a distance of 220.08 feet for Point of Beginning; thence deflect 124 degrees 2'40" right a distance of 210.00 feet; thence deflect 114 degrees 25'40" left a distance of 26 feet; thence left 202.50 feet, more or less, to the Point of Beginning.

THIS AMENDED WARRANTY DEED IS INTENDED TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN O. R. BOOK 4554, AT PAGE 36, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of December, 2001.

  
 CHRISTINE KYLES,

Grantor

RECORDED AS RECEIVED

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 00881 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LEROY COLEMAN JR    LEROY COLEMAN JR  
1102 W HOPE DR      1142 W HOPE DR  
PENSACOLA, FL 32534   PENSACOLA, FL 32534

WITNESS my official seal this 16th day of November 2023.



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 3, 2024, 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 **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 00881**, issued the **1st** day of **June, A.D., 2021** 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 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR POB CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823P 1061**

**SECTION 22, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 030397000 (0124-13)**

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

**LEROY COLEMAN 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 **first** Wednesday in the month of January, which is the **3rd** day of **January 2024**.

Dated this 16th day of November 2023.

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



## 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 3, 2024, 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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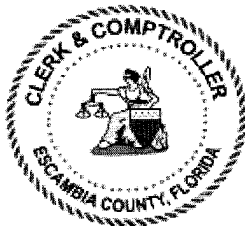
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Post Property:

1142 W HOPE DR 32534



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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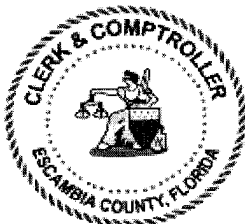
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### Personal Services:

**LEROY COLEMAN JR**  
1102 W HOPE DR  
PENSACOLA, FL 32534

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



By:  
Emily Hogg  
Deputy Clerk

LEROY COLEMAN JR [0124-13]  
1102 W HOPE DR  
PENSACOLA, FL 32534

9171 9690 0935 0129 1336 86

LEROY COLEMAN JR [0124-13]  
1142 W HOPE DR  
PENSACOLA, FL 32534

9171 9690 0935 0129 1336 79

Contact -  
owner

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0124-13

**Document Number:** ECSO23CIV042966NON

**Agency Number:** 24-001627

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 00881 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LEROY COLEMAN JR

**Defendant:**

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

Received this Writ on 11/29/2023 at 9:33 AM and served same at 9:51 AM on 11/30/2023 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. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0124-13

**Document Number:** ECSO23CIV042997NON

**Agency Number:** 24-001681

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 00881 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LEROY COLEMAN JR

**Defendant:**

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

Non-Executed

Received this Writ on 11/29/2023 at 9:33 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LEROY COLEMAN JR , Writ was returned to court UNEXECUTED on 11/30/2023 for the following reason:

PER RESIDENT, SUBJECT OWNS PROPERTY, DOES NOT LIVE HERE.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



C. CEPHAS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: MRM

## WARNING

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## NOTICE OF APPLICATION FOR TAX DEED

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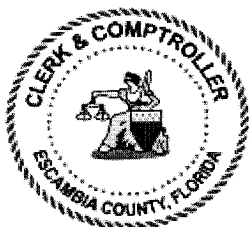
Dated this 16th day of November 2023.

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:

**LEROY COLEMAN JR**  
1102 W HOPE DR  
PENSACOLA, FL 32534

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

01/03/24 09:00  
01/03/24 09:00  
01/03/24 09:00

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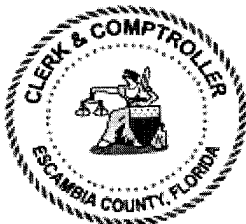
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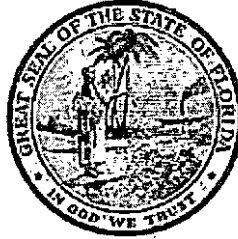
**LEROY COLEMAN JR**  
1102 W HOPE DR  
PENSACOLA, FL 32534

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

**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

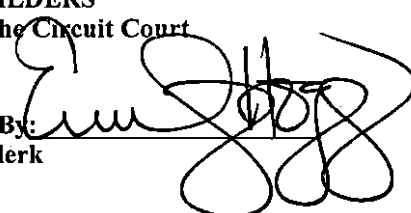
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 030397000 Certificate Number: 000881 of 2021**

**Payor: LEROY COLEMAN JR 1102 W HOPE DR PENSACOLA, FL 32534      Date 12/28/2023**

|                       |   |                       |                       |
|-----------------------|---|-----------------------|-----------------------|
| Clerk's Check #       | 0 | Clerk's Total         | \$57.56               |
| Tax Collector Check # | 1 | Tax Collector's Total | \$1,767.95            |
|                       |   | Postage               | \$14.42               |
|                       |   | Researcher Copies     | \$0.00                |
|                       |   | Recording             | \$10.00               |
|                       |   | Prep Fee              | \$7.00                |
|                       |   | Total Received        | <del>\$2,346.93</del> |

**\$2,276.41**

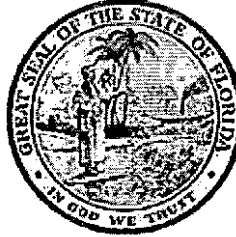
**PAM CHILDERS**  
Clerk of the Circuit Court

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 # 2021 TD 000881  
 Redeemed Date 12/28/2023**

**Name LEROY COLEMAN JR 1102 W HOPE DR PENSACOLA, FL 32534**

|  |            |   |
|--|------------|---|
| Clerk's Total = TAXDEED                  | \$517.56   | <del>\$1,797.95</del> <b>\$2,244.99</b> |
| Due Tax Collector = TAXDEED              | \$1,797.95 |   |
| Postage = TD2                            | \$14.42    |   |
| 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: 030397000 Certificate Number: 000881 of 2021**

Redemption ☐ No ☒ Application Date  Interest Rate

|                                |  |   |
|--------------------------------|--|---|
|                                | Final Redemption Payment<br>ESTIMATED              | Redemption Overpayment<br>ACTUAL  |
|                                | Auction Date <input type="text" value="1/3/2024"/> | Redemption Date <input type="text" value="12/28/2023"/>  |
| Months                         | 9  | 8   |
| Tax Collector                  | <input type="text" value="\$1,578.59"/>            | <input type="text" value="\$1,578.59"/>   |
| Tax Collector Interest         | \$213.11   | \$189.43  |
| Tax Collector Fee              | <input type="text" value="\$6.25"/>                | <input type="text" value="\$6.25"/>   |
| Total Tax Collector            | \$1,797.95   | <input type="text" value="\$1,774.27"/> 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="\$14.42"/>               | <input type="text" value="\$14.42"/>  |
| Researcher Copies              | <input type="text" value="\$0.00"/>                | <input type="text" value="\$0.00"/>   |
| Total Redemption Amount        | \$2,346.93   | <input type="text" value="\$2,316.41 - 40 = \$2,276.41"/>   |
|                                | Repayment Overpayment Refund Amount                | \$30.52   |
| Book/Page                      | <input type="text" value="8982"/>                  | <input type="text" value="881"/>  |

## 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 8982, Page 752, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00881, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 030397000 (0124-13)

### DESCRIPTION OF PROPERTY:

BEG 1374 FT W OF NE COR OF LT 4 S 432 FT TO N LI OF HOPE DR W 38 DEG S 210 FT FOR POB  
CONT 195 FT 6 IN N 229 FT ELY PARL TO S LI 190 FT 6 IN TO W LI OF ALBERT MCCANTS  
PROP S ON W LI 210 FT TO POB LESS OR 2101 P 851 COLEMAN LESS OR 108 P 189 STATE RD  
R/W S/D OF S 1/2 OF LT 5 PLAT DB 94 P 14 OR 4823P 1061

SECTION 22, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: LEROY COLEMAN JR

Dated this 28th day of December 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## 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 – 01-03-2024 – TAX CERTIFICATE #'S 00881

in the CIRCUIT Court

was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

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: 2023.12.21 10:08:33 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 21ST day of DECEMBER  
A.D., 2023

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD593600064AAE, cn=Heather Tuttle  
Date: 2023.12.21 10:20:04 -06'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



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

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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 first Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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-11-30-12-07-14-21-2023