



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

1223.12

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 26, 2023
Property description	PHAM TUNG T PEDRO SAUCEDO & ROSA CASTILLO 616 SHOEMAKER ST PENSACOLA, FL 32505 4273 ERRESS BLVD 05-2631-197 UNIT 18 BEG AT NE COR OF LT 7 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 0 SEC E 25 51/100 FT FOR POB T (Full legal attached.)	Certificate #	2021 / 1898
		Date certificate issued	06/01/2021

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)
# 2021/1898	06/01/2021	550.94	27.55	578.49
→Part 2: Total*				578.49

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)
# 2022/2071	06/01/2022	720.94	6.25	36.05	763.24
Part 3: Total*					763.24

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)	1,341.73
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	1,716.73

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 Senifern M. Cassidy
Signature, Tax Collector or Designee

Escambia, Florida
Date May 8th, 2023

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

+ \$6.25

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>12/06/2023</u> 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.

UNIT 18 BEG AT NE COR OF LT 7 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 0 SEC E 25 51/100 FT FOR POB THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 30 59/100 FT THENCE S 81 DEG 48 MIN 00 SEC W 165 FT TO W LI OF SD LT 7 THENCE ALG SD W LI N 8 DEG 12 MIN 00 SEC W 30 59/100 FT N 81 DEG 48 MIN 00 SEC E 165 FT TO POB PART OF LT 7 BLK H WESTERNMARK S/D PB 7 P 81 OR 4669 P 381

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300386

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
05-2631-197	2021/1898	06-01-2021	UNIT 18 BEG AT NE COR OF LT 7 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 0 SEC E 25 51/100 FT FOR POB THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 30 59/100 FT THENCE S 81 DEG 48 MIN 00 SEC W 165 FT TO W LI OF SD LT 7 THENCE ALG SD W LI N 8 DEG 12 MIN 00 SEC W 30 59/100 FT N 81 DEG 48 MIN 00 SEC E 165 FT TO POB PART OF LT 7 BLK H WESTERNMARK S/D PB 7 P 81 OR 4669 P 381

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

04-26-2023
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					
Parcel ID:	092S301000071008		Year	Land	Imprv	Total	Cap Val
Account:	052631197		2022	\$2,000	\$43,253	\$45,253	\$38,886
Owners:	PHAM TUNG T		2021	\$2,000	\$33,351	\$35,351	\$35,351
Mail:	PEDRO SAUCEDO & ROSA CASTILLO 616 SHOEMAKER ST PENSACOLA, FL 32505		2020	\$2,000	\$29,888	\$31,888	\$18,634
Situs:	4273 ERRESS BLVD 32505		Disclaimer				
Use Code:	SINGLE FAMILY - TOWNHOME 		Tax Estimator				
Taxing Authority:	COUNTY MSTU		File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window						
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							

Sales Data						2022 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
09/01/2020	8361	1020	\$100	QC		Legal Description UNIT 18 BEG AT NE COR OF LT 7 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 0 SEC E 25 51/100 FT FOR POB THENCE CONT ALG SD...
12/2000	4669	381	\$100	WD		
03/1999	4388	860	\$17,500	WD		
04/1998	4255	978	\$13,600	WD		
09/1997	4172	1480	\$6,000	CT		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None

Parcel Information Launch Interactive Map

Section Map Id:
 09-25-30-2

Approx. Acreage:
 0.1150

Zoned:
 HDMU

Evacuation & Flood Information
[Open Report](#)

30.5

30.5

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

Buildings

Address: 4273 ERRESS BLVD, Year Built: 1972, Effective Year: 1972, PA Building ID#: 73365

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-8


NO. STORIES-2

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

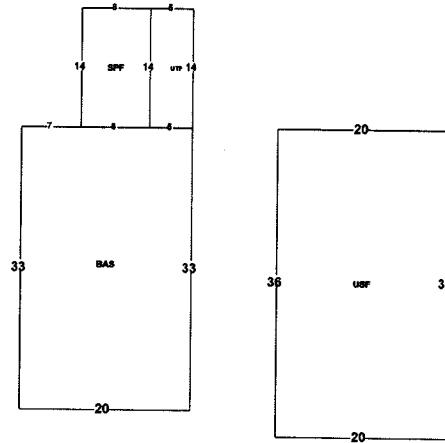
 **Areas - 1562 Total SF**

BASE AREA - 660

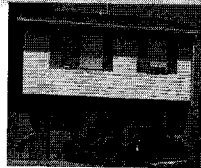
SCRN PORCH FIN - 112

UPPER STORY FIN - 720

UTILITY FIN - 70



Images



8/19/2011 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: 05/09/2023 {tc.5953}

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01898**, 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:

UNIT 18 BEG AT NE COR OF LT 7 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 0 SEC E 25 51/100 FT FOR POB THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 30 59/100 FT THENCE S 81 DEG 48 MIN 00 SEC W 165 FT TO W LI OF SD LT 7 THENCE ALG SD W LI N 8 DEG 12 MIN 00 SEC W 30 59/100 FT N 81 DEG 48 MIN 00 SEC E 165 FT TO POB PART OF LT 7 BLK H WESTERNMARK S/D PB 7 P 81 OR 4669 P 381

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052631197 (1223-12)

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

TUNG T PHAM

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 December, which is the **6th day of December 2023**.

Dated this 10th 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 #: 05-2631-197 CERTIFICATE #: 2021-1898

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: August 22, 2003 to and including August 22, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: August 24, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 24, 2023

Tax Account #: **05-2631-197**

1. The Grantee(s) of the last deed(s) of record is/are: **TUNG T. PHAM**

**By Virtue of Warranty Deed recorded 3/5/2001 in OR 4669/381 ABTRACTOR'S NOTE:
THERE IS A QUIT CLAIM DEED FROM TUNG T. PHAM TO PEDRO SAUCEDO AND
ROSA E. CASTILLO RECORDED 09/01/2020 IN OR 8361/1020 BUT THE LEGAL
DESCRIPTION IS INCORRECT SO WE HAVE ADDED ALL PARTIES OR NOTICE.**

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 #: 05-2631-197

Assessed Value: \$38,886.00

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: DEC 6, 2023

TAX ACCOUNT #: 05-2631-197

CERTIFICATE #: 2021-1898

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.

TUNG T PHAM
PEDRO SAUCEDO AND
ROSA CASTILLO
616 SHOEMAKER ST
PENSACOLA, FL 32505

TUNG T PHAM
PEDRO SAUCEDO AND
ROSA CASTILLO
4273 ERRESS BLVD
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 24th day of August, 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

August 24, 2023

Tax Account #: 05-2631-197

LEGAL DESCRIPTION EXHIBIT "A"

**UNIT 18 BEG AT NE COR OF LT 7 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 0 SEC E 25
51/100 FT FOR POB THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 30 59/100 FT THENCE S
81 DEG 48 MIN 00 SEC W 165 FT TO W LI OF SD LT 7 THENCE ALG SD W LI N 8 DEG 12 MIN 00
SEC W 30 59/100 FT N 81 DEG 48 MIN 00 SEC E 165 FT TO POB PART OF LT 7 BLK H
WESTERNMARK S/D PB 7 P 81 OR 4669 P 381**

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-2631-197 (1223-12)

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

This Warranty Deed

Made this ^{23rd} 18th day of March
by Lance B. Krieger

A.D. 19 99

OR BK 4388 PG0860
Escambia County, Florida
INSTRUMENT 99-592247

DEED DOC STAMPS PD @ ESC CO \$ 122.50
03/25/99 ERNIE LEE HARRIS, CLERK
By: *[Signature]*

hereinafter called the grantor, to
Mai T. Pham

whose post office address is:
8978 West Grand Avenue
River Grove, Illinois 60171
Grantees' SSN: [REDACTED]

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 09-2S-30-1000-071-008

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 98

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature: Henry J. Hale]
Name: Henry J. Hale

[Signature: Lance B. Krieger]
Name & Address: Lance B. Krieger LS

[Signature: Lucy Alexander]
Name: Lucy Alexander

Name & Address: LS

Name: _____

Name & Address: LS

Name: _____

Name & Address: LS

State of **Florida**
County of **Escambia**

2969 Highway 297A
Cantonment, FL 32533

The foregoing instrument was acknowledged before me this ^{23rd} 18th day of March, 19 99, by
Lance B. Krieger

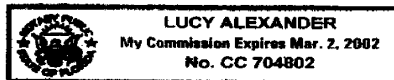
who is personally known to me or who has produced

drivers license

as identification.

[Signature: Lucy Alexander]
Print Name: _____
Notary Public
My Commission Expires: _____

PREPARED BY: Lucy Alexander
RECORD & RETURN TO:
Lawyers Title Agency of North Florida, Inc.
3960 Navy Boulevard, Unit 13
Pensacola, Florida 32507
File No: 3A-57502



Schedule A

Portions of Block "H", Westernmark Subdivision, Escambia County, Florida, recorded in Plat Book 7, Page 81, more particularly described as units as follows:

Unit 18: Commencing at the Northeast corner of Lot 7, Block "H", thence along the East line of said lot, South 8°12'00" East, 25.51 feet for a Point of Beginning, thence continue along said line South 8°12'00" East 30.59 feet, thence South 81°48'00" West 165.00 feet to the West line of said Lot 7, thence along said West line North 8°12'00" West, 30.59 feet, thence North 81°48'00" East, 165.00 feet to the Point of Beginning. Being a part of Lot 7.

File No: 3A-57502

OR BK 4388 PGO862
Escambia County, Florida
INSTRUMENT 99-592247

RCD Mar 25, 1999 12:33 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-592247

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 4273 Erress Boulevard

Legal Address of Property: 4273 Erress Boulevard

The County ☒ has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Lance B. Krieger
2969 Highway 297A
Cantonment, FL 32533

WITNESSES AS TO SELLER(S):

Henry J. Hale
Print name: Henry J. Hale

Lucy Alexander
Print name: Lucy Alexander

Lance B. Krieger
Lance B. Krieger

WITNESSES AS TO BUYER(S):

Robert Lee Alexander
Print name: Robert Lee Alexander

Charles J. Hurler
Print name: Charles J. Hurler

Mai T. Pham
Mai T. Pham

This form approved by the
Escambia County Board of
County Commissioners
Effective: 4/15/95

INDIVID. TO INDIVID.

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name: Eula G. Fountain

Address: 3011 W. Blount ST.
Pensacola, FL 32505

Property Appraisers Parcel Identification

Polio Number(s):

Grantee(s) S.S. # (s)

DR BK 4669 PG0381
Escambia County, Florida
INSTRUMENT 2001-818847

DEED DOC STAMPS PD 8 ESC CO \$ 0.70
03/05/01 ERNIE LEE MAGAHA, CLERK
By: [Signature]

RCD Mar 05, 2001 10:30 a.m.
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-818847

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 4th day of December, 2000, by
Mai T Pham

hereinafter called the Grantor, to TUNG T Pham
whose post office address is 4273 Erress Blvd. Pensacola, FL 32505
hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Escambia County, State of Florida, viz: Portions of Block "H" Westernmark Subdivision, Escambia County, Florida, recorded in Plat Book 7, Page 81, more particularly described as units as follows:

Unit 18: Commencing at the Northeast corner of Lot 7, Block "H" thence along the East line of said lot, South 8°12'00" East, 25.51 feet for a Point of Beginning, thence continue along said line South 8°12'00" East 30.59 feet, thence South 81°48'00" West 165.00 feet to the West line of said Lot 7, thence along said West line North 8°12'00" West 30.59 feet, thence North 81°48'00" East, 165.00 feet to the Point of Beginning. Being a part of Lot 7.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor) [Signature] FLDL # C008-800-67-471-0

Printed Name CHAU

Witness Signature (as to first Grantor) [Signature] IL DL # H45-1504-7083

Printed Name Charles J. Hurler Exp 3-21-04

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida

COUNTY OF Escambia

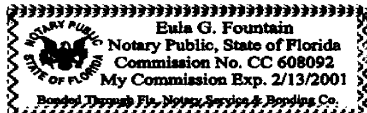
Mai T Pham - G.F.

known to me to be the person 3 described in and who executed the foregoing instrument, who acknowledged before me that she

executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the

following type of identification: FL DL and IL DL

NOTARY RUBBER STAMP SEAL



Grantor Signature [Signature] **LS**
Printed Name MAI T PHAM
5703 Westerville Ave
Post Office Address Clarendon Hills IL 60514
IL DL # P500-5585-2845 Exp. 8-28-01

Co-Grantor Signature, (if any) **LS**

Printed Name

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this 4th day of December, A.D. 2000

[Signature]
Notary Signature
Printed Name Eula G. Fountain

Quitclaim Deed

RECORDING REQUESTED BY PEDRO SAUCEDO
AND WHEN RECORDED MAIL TO:

616 SHOEMAKER ST, Grantee(s)
PENSACOLA FL 32505

Consideration: \$ _____

Property Transfer Tax: \$ 400.00

Assessor's Parcel No.: _____

PREPARED BY: PEDRO SAUCEDO certifies herein that he or she has prepared
this Deed.

Signature of Preparer

Sept 1 - 2020
Date of Preparation

Printed Name of Preparer

THIS QUITCLAIM DEED, executed on Sept 1, 2020 in the County of
ESCAMBIA, State of FLORIDA

by Grantor(s), TUNG T PHAM,

whose post office address is 10706 CROSSCUT DR PENSACOLA, FL 32506

to Grantee(s), PEDRO SAUCEDO OR ROSA E. CASTILLO,

whose post office address is 616 SHOEMAKER ST PENSACOLA FL 32505

WITNESSETH, that the said Grantor(s), _____,

for good consideration and for the sum of ONE HUNDRED dollars.

(\$ 100.00) 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

UNIT 18 BEG AT NE COR OF LT 7 THENCE ALG E

© SmartLegalForms

LF298 Quitclaim Deed 7-17, Pg. 1 of 4

LI OF SD LT 5 8 DEG 12 MIN 0 SEC E 25 S 1/100 FT
FOR POB THENCE CONT ALG SD LI 5 8 DEG 12 MIN
00 SEC E 30 S 9/100 FT THENCE S 81 DEG 48 MIN 00 SEC W

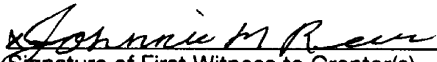
interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of _____, State of _____ and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated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


Signature of Grantor

TONG T PHAM
Print Name of Grantor


Signature of First Witness to Grantor(s)

Johnnie M Reeve
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

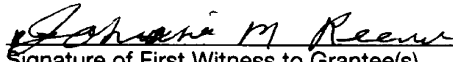

Signature of Second Witness to Grantor(s)

Jenny Tran
Print Name of Second Witness to Grantor(s)

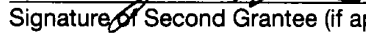
GRANTEE(S):


Signature of Grantee

PEDRO SAUCEDO
Print Name of Grantee


Signature of First Witness to Grantee(s)

Johnnie M Reeve
Print Name of First Witness to Grantee(s)


Signature of Second Grantee (if applicable)

Rosa E Castillo
Print Name of Second Grantee (if applicable)


Signature of Second Witness to Grantee(s)

Patricia Aguilar
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Escambia

On September 1, 2020, before me, James W. Everidge Jr., a notary public in and for said state, personally appeared, Tung T. PHAM

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 executed 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.

James W. Everidge Jr.
Signature of Notary

Affiant Known _____ Produced ID ☒

Type of ID FL DL

James W. Everidge Jr.
Notary Public, State of Florida
Comm. Expires Jan. 3, 2024
Comm. No. GG 941938

(Seal)

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01898 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 19, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TUNG T PHAM
C/O PEDRO SAUCEDO & ROSA CASTILLO
616 SHOEMAKER ST
PENSACOLA, FL 32505

TUNG T PHAM
4273 ERRESS BLVD
PENSACOLA, FL 32505

PEDRO SAUCEDO	ROSA CASTILLO
4273 ERRESS BLVD	4273 ERRESS BLVD
PENSACOLA, FL 32505	PENSACOLA, FL 32505

WITNESS my official seal this 19th day of October 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 **December 6, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01898**, 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:

UNIT 18 BEG AT NE COR OF LT 7 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 0 SEC E 25 51/100 FT FOR POB THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 30 59/100 FT THENCE S 81 DEG 48 MIN 00 SEC W 165 FT TO W LI OF SD LT 7 THENCE ALG SD W LI N 8 DEG 12 MIN 00 SEC W 30 59/100 FT N 81 DEG 48 MIN 00 SEC E 165 FT TO POB PART OF LT 7 BLK H WESTERNMARK S/D PB 7 P 81 OR 4669 P 381

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052631197 (1223-12)

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

TUNG T PHAM

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 December, which is the **6th day of December 2023**.

Dated this 16th day of October 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

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Dated this 9th day of October 2023.

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Post Property:

4273 ERRESS BLVD 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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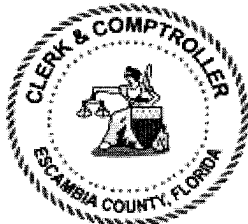
Personal Services:

TUNG T PHAM
C/O PEDRO SAUCEDO & ROSA
CASTILLO
616 SHOEMAKER ST
PENSACOLA, FL 32505

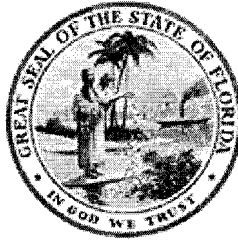
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



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: 052631197 Certificate Number: 001898 of 2021**

Payor: PEDRO SAUCEDO 616 SHOEMAKER ST PENSACOLA, FL 32505 Date 11/1/2023

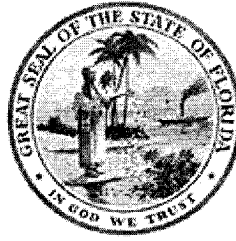
Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$1,928.99
		Postage	\$28.84
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,485.55
			\$2452.94

**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
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**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 001898

Redeemed Date 11/1/2023

Name PEDRO SAUCEDO 616 SHOEMAKER ST PENSACOLA, FL 32505

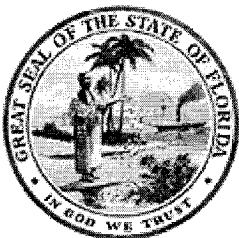
Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$1,928.99
Postage = TD2	\$28.84
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• 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: 052631197 Certificate Number: 001898 of 2021

Redemption	Yes ▼	Application Date	4/26/2023	Interest Rate	18%
		Final Redemption Payment		Redemption Overpayment ACTUAL	
		ESTIMATED			
		Auction Date	12/6/2023	Redemption Date	11/30/2023 
Months		8		7	
Tax Collector		\$1,716.73		\$1,716.73	
Tax Collector Interest		\$206.01		\$180.26	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$1,928.99		\$1,903.24	
Record TDA Notice		\$17.00		\$17.00	
Clerk Fee		\$119.00		\$119.00	
Sheriff Fee		\$120.00		\$120.00	
Legal Advertisement		\$200.00		\$200.00	
App. Fee Interest		\$54.72		\$47.88	
Total Clerk		\$510.72		\$503.88	
Release TDA Notice (Recording)		\$10.00		\$10.00	
Release TDA Notice (Prep Fee)		\$7.00		\$7.00	
Postage		\$28.84		\$28.84	
Researcher Copies		\$0.00		\$0.00	
Total Redemption Amount		\$2,485.55		\$2,452.96	
		Repayment Overpayment Refund Amount		\$32.59	

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 8975, Page 1688, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01898, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **052631197 (1223-12)**

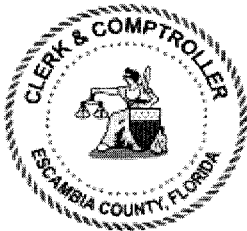
DESCRIPTION OF PROPERTY:

UNIT 18 BEG AT NE COR OF LT 7 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 0 SEC E 25 51/100
FT FOR POB THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 30 59/100 FT THENCE S 81
DEG 48 MIN 00 SEC W 165 FT TO W LI OF SD LT 7 THENCE ALG SD W LI N 8 DEG 12 MIN 00
SEC W 30 59/100 FT N 81 DEG 48 MIN 00 SEC E 165 FT TO POB PART OF LT 7 BLK H
WESTERNMARK S/D PB 7 P 81 OR 4669 P 381

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: TUNG T PHAM

Dated this 1st day of November 2023.



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

1223-12

Document Number: ECSO23CIV038162NON

Agency Number: 24-000528

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01898 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TUNG T PHAM

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/20/2023 at 9:33 AM and served same at 7:44 AM on 11/2/2023 in ESCAMBIA COUNTY, FLORIDA, by serving TUNG T PHAM , the within named, to wit: PEDRO SAUCEDO, NEW OWNER.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

C Davis 927

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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 December 6, 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

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SECTION 09, TOWNSHIP 2 S, RANGE 30 W

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Dated this 9th day of October 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.

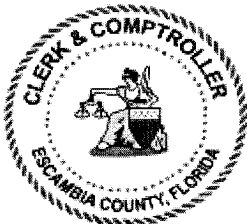
Personal Services:

TUNG T PHAM
C/O PEDRO SAUCEDO & ROSA
CASTILLO
616 SHOEMAKER ST
PENSACOLA, FL 32505

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

1223-12

Document Number: ECSO23CIV038103NON

Agency Number: 24-000566

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01898 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TUNG T PHAM

Defendant:

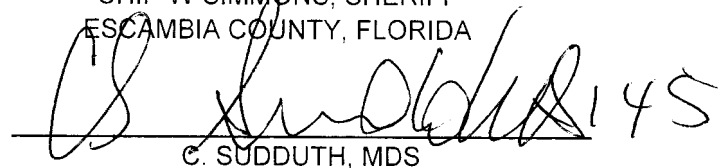
Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/20/2023 at 9:36 AM and served same at 1:15 PM on 10/23/2023 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:

 145

C. SUDDUTH, MDS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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Post Property:

4273 ERRESS BLVD 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

TUNG T PHAM [1223-12]
C/O PEDRO SAUCEDO & ROSA
CASTILLO
616 SHOEMAKER ST
PENSACOLA, FL 32505

9171 9690 0935 0128 0731 43

TUNG T PHAM [1223-12]
4273 ERRESS BLVD
PENSACOLA, FL 32505

9171 9690 0935 0128 0731 36

PEDRO SAUCEDO [1223-12]
4273 ERRESS BLVD
PENSACOLA, FL 32505

9171 9690 0935 0128 0731 29

ROSA CASTILLO [1223-12]
4273 ERRESS BLVD
PENSACOLA, FL 32505

9171 9690 0935 0128 0731 12

Redeemed

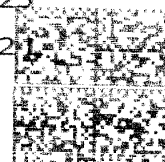
CERTIFIED MAIL™



PENSACOLA FL 325

19 OCT 2023 PM 21

9171 9690 0935 0128 0731 36



gradient

FIRST-CLASS MAIL

IM

\$007.18

10/19/2023 ZIP 32502
048M31210251

US POSTAGE

ANK

TUNG T PHAM [1223-12]
4273 ERRESS BLVD
PENSACOLA, FL 32505

NEXIE

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0010/24/23

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BC: 32502583335

*2738-06097-19-38

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

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ROSA CASTILLO [1223-12]
4273 ERRESS BLVD
PENSACOLA, FL 32505

NEXIE

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BC: 32502583335

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THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 01898, 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:

UNIT 18 BEG AT NE COR OF LT 7 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN Q SEC E 25.51/100 FT FOR POB THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 30.59/100 FT THENCE S 81 DEG 48 MIN 00 SEC W 165 FT TO W LI OF SD LT 7 THENCE ALG SD W LI N 8 DEG 12 MIN 00 SEC W 30.59/100 FT N 81 DEG 48 MIN 00 SEC E 165 FT TO POB PART OF LT 7 BLK H WESTERNMARK S/D PB 7 P 81 OR 4669 P 381

SECTION 09, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 052631197 (1223-12)

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

TUNG T PHAM

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 December, which is the 6th day of December 2023.

Dated this 19th day of October 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

4WR11/1-11/22TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2021-TD-01898 in the Escambia County Court was published in said newspaper in and was printed and released on November 1, 2023; November 8, 2023; November 15, 2023; and November 22, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

X Malcolm Ballinger

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of X physical presence or 11 online notarization, this 22nd day of November, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024