



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

1073.03

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	MCKINNEY JAMES L SR PO BOX 215 CENTURY, FL 32535 440 HIGHWAY 4 11-1545-200 BEG AT SW COR OF SEC E ALG S LI OF SEC 420 FT N AND PARALLEL TO W LI OF SEC 258 FT FOR POB CONT N 18 (Full legal attached.)	Certificate #	2021 / 5110
		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)
# 2021/5110	06/01/2021	941.95	47.10	989.05
→ Part 2: Total*				989.05

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)
# /					
Part 3: Total*					0.00

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)	989.05
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)	1,364.05

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] Escambia, Florida
Date May 1st, 2023
Signature, Tax Collector or Designee

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.	28,624.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/04/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

f 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SW COR OF SEC E ALG S LI OF SEC 420 FT N AND PARALLEL TO W LI OF SEC 258 FT FOR POB CONT N 181 50/100 FT E AND PARALLEL TO S LI OF SEC 70 FT S AND PARALLEL TO W LI 181 50/100 FT W AND PARALLEL TO S LI OF SEC 70 FT TO POB OR 4787 P 1961

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300115

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
11-1545-200	2021/5110	06-01-2021	BEG AT SW COR OF SEC E ALG S LI OF SEC 420 FT N AND PARALLEL TO W LI OF SEC 258 FT FOR POB CONT N 181 50/100 FT E AND PARALLEL TO S LI OF SEC 70 FT S AND PARALLEL TO W LI 181 50/100 FT W AND PARALLEL TO S LI OF SEC 70 FT TO POB OR 4787 P 1961

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-17-2023
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

Parcel ID:

065N303303000011

Account:

111545200

Owners:

MCKINNEY JAMES L SR

Mail:

PO BOX 215

CENTURY, FL 32535

Situs:

440 HIGHWAY 4 32535

Use Code:

MOBILE HOME

Taxing Authority:

CENTURY CITY LIMITS

Tax Inquiry:

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2022	\$1,425	\$64,290	\$65,715	\$57,248
2021	\$1,425	\$54,156	\$55,581	\$55,581
2020	\$1,425	\$49,516	\$50,941	\$50,941

Disclaimer

Tax Estimator

File for New Homestead Exemption Online

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION,TOTAL EXEMPT - SERVICE CONNECTED	
10/17/2020	8385	1911	\$100	QC		Legal Description	
06/08/2020	8310	1088	\$100	QC		BEG AT SW COR OF SEC E ALG S LI OF SEC 420 FT N AND PARALLEL TO W LI OF SEC 258 FT FOR POB CONT N 181 50/100...	
02/10/2020	8246	65	\$100	QC			
10/2001	4787	1964	\$1,000	WD		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						CARPORT	
						METAL SHED	
						WOOD DECK	

Parcel Information	Launch Interactive Map
<p>Section Map Id: 06-5N-30</p> <p>Approx. Acreage: 0.2917</p> <p>Zoned: </p> <p>Evacuation & Flood Information Open Report</p> <p> View Florida Department of Environmental Protection (DEP) Data</p>	
<p>Buildings</p> <p>Address: 440 HIGHWAY 4, Year Built: 2002, Effective Year: 2002, PA Building ID#: 123901</p>	

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD


MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

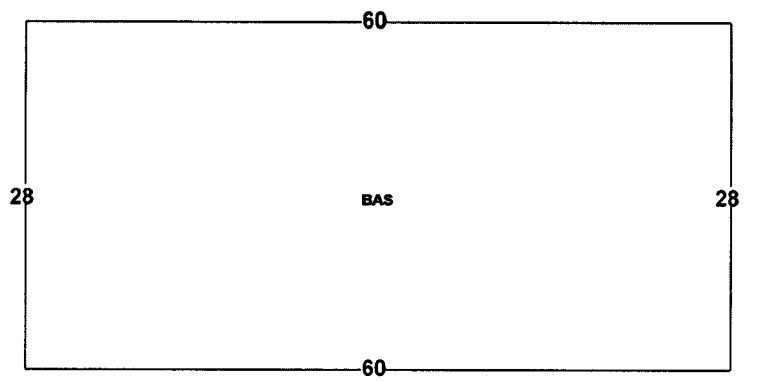
NO. PLUMBING FIXTURES-8

NO. STORIES-1

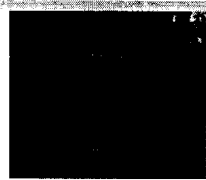
STORY HEIGHT-0

 Areas - 1680 Total SF

BASE AREA - 1680



Images



2/26/2020 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036329 5/8/2023 12:23 PM
OFF REC BK: 8973 PG: 1333 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 05110**, 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 AT SW COR OF SEC E ALG S LI OF SEC 420 FT N AND PARALLEL TO W LI OF SEC 258 FT FOR POB CONT N 181 50/100 FT E AND PARALLEL TO S LI OF SEC 70 FT S AND PARALLEL TO W LI 181 50/100 FT W AND PARALLEL TO S LI OF SEC 70 FT TO POB OR 4787 P 1961

SECTION 06, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111545200 (1023-63)

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

JAMES L MCKINNEY SR

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 October, which is the **4th** day of **October 2023**.

Dated this 5th 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 #: 11-1545-200 CERTIFICATE #: 2021-5110

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: July 5, 2003 to and including July 5, 2023 Abstractor: Cody Campbell

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 24, 2023

Tax Account #: **11-1545-200**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES L. MCKINNEY SR.**

By Virtue of Quit Claim Deed recorded 10/19/2020 in OR 8385/1911 which corrects Quit Claim Deed recorded 02/12/2020 in OR 8246/65 and Quit Claim Deed recorded 06/10/2020 - OR 8310/1088

ABTRACTOR'S NOTE: ALL THREE DEEDS HAVE ONE WITNESS ONLY AND NO MARITAL STATUS ON GRANTOR SO WE HAVE INCLUDED PRIOR OWNER FOR 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. Judgment in favor of JP Morgan Chase Bank, N.A. recorded 4/10/2008 – OR 6312/178

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 11-1545-200

Assessed Value: \$57,248.00

Exemptions: HOMESTEAD EXEMPTION, TOTAL EXEMPT - SERVICE CONNECTED

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: OCT 4, 2023

TAX ACCOUNT #: 11-1545-200

CERTIFICATE #: 2021-5110

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

JAMES L. MCKINNEY SR.
A/K/A JAMES MCKINNEY
440 HIGHWAY 4
CENTURY, FL 32535

JAMES L. MCKINNEY SR.
A/K/A JAMES MCKINNEY
P.O. BOX 215
CENTURY, FL 32535

JAMES L. MCKINNEY, SR.
P.O. BOX 764
CENTURY, FL 32535

JAMES MCKINNEY
825 ESCONDITAS PLACE
PENSACOLA, FL 32506

JPMORGAN CHASE BANK, N.A.
1111 POLARIS PARKWAY
COLOMBUS, OH 43240

MELVIN M. WHATLEY
2073 STUFF DR
CANTONMENT, FL 32533

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

July 24, 2023

Tax Account #:11-1545-200

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SW COR OF SEC E ALG S LI OF SEC 420 FT N AND PARALLEL TO W LI OF SEC 258 FT
FOR POB CONT N 181 50/100 FT E AND PARALLEL TO S LI OF SEC 70 FT S AND PARALLEL TO
W LI 181 50/100 FT W AND PARALLEL TO S LI OF SEC 70 FT TO POB OR 4787 P 1961**

SECTION 06, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-1545-200(1023-63)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. PROPERTY DOES NOT APPEAR TO HAVE RECORDED
ACCESS TO COUNTY MAINTAINED ROAD.**

Quitclaim Deed

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

James L. McKinney Sr.
James L. McKinney Sr., Grantee(s)
P.O. Box 764

Century 71a. 32535
Consideration: \$ NO Consideration

Property Transfer Tax: \$ 0

Assessor's Parcel No.: _____

PREPARED BY: James L. McKinney Sr. certifies herein that he or she has prepared
this Deed. 440 Hwy 4 West Century 71a 32535

James L. McKinney Sr.
Signature of Preparer

2-10-2020
Date of Preparation

JAMES L. McKinney Sr.
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on February 10-2020 in the County of
Escambia, State of Florida

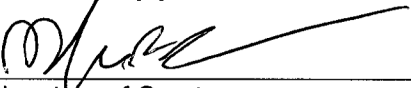
by Grantor(s), Melvin M. Whatley
whose post office address is 2073 Staff Dr. Cantonment Fla 32533
to Grantee(s), James L. McKinney Sr.
whose post office address is P.O. Box 215 Century 71a 32535

WITNESSETH, that the said Grantor(s), Melvin M. Whatley,
for good consideration and for the sum of 1.00
(\$ 1.00) 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

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 Escambia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

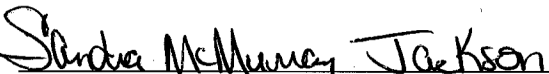
IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):


Signature of Grantor
Melvin M. Whalley
Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)


Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Sandra McMurray Jackson
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

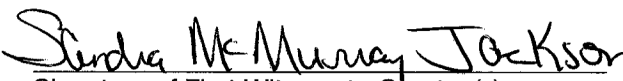
GRANTEE(S):


Signature of Grantee

Signature of Second Grantee (if applicable)

James R. McInnes
Print Name of Grantee

Print Name of Second Grantee (if applicable)


Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Sandra McMurray Jackson
Print Name of First Witness to Grantee(s)

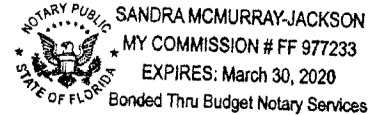
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of FLORIDACounty of EscambiaOn 10th February 2020, before me, Sandra McMurray Jackson, a notary public in and for said state, personally appeared, JAMES L. McKinney SR

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.

Sandra McMurray Jackson
Signature of NotaryAffiant Known ☒ Produced ID ☐Type of ID M250-440-48-246-0

(Seal)

INDIVID. TO INDIVID.

Return to: (enclose self-addressed stamped envelope,

Name

Address:

This instrument Prepared by:

Name: Charles E. Locke

Address: 6412 Wagner Rd.
Pensacola, FL 32505

Property Appraisers Parcel Identification

Folio Number(s):

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

OR BK 4787 PG1961
Escambia County, Florida
INSTRUMENT 2001-894324DEED DOC STAMPS PD @ ESC CO \$ 7.00
10/19/01 ERNIE LEE MAGAHA, CLERKBy: *[Signature]*RCD Oct 19, 2001 10:00 am
Escambia County, FloridaErnie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-8943246.00
7.00
1.00

EXHIBIT A

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 19th day of October, 2001, by
Gladys W. Brown and Washington Williams
 hereinafter called the Grantor, to Melvin McCall Whatley
 whose post office address is P.O. Box 833, Flomaton, Alabama 36444
 hereinafter called the Grantee. 215, Century, FL 32535

(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 \$ 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, State of Florida, viz:

LEGAL DESCRIPTION: (AS REQUESTED)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 30
 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF
 SAID SECTION 6 FOR 420.00 FEET; THENCE RUN NORTH, AND PARALLEL TO THE WEST
 LINE OF SAID SECTION 6, FOR 258.00 FEET FOR THE POINT OF BEGINNING; THENCE
 CONTINUE ALONG THE LAST COURSE RUN NORTH FOR 181.50 FEET; THENCE RUN EAST,
 AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 6 FOR 70.00 FEET; THENCE RUN
 SOUTH, AND PARALLEL TO THE WEST LINE OF SAID SECTION 6, FOR 181.50 FEET; THENCE
 RUN WEST, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 6 FOR 70.00 FEET TO
 THE POINT OF BEGINNING. CONTAINING 0.29 ACRES, MORE OR LESS.
 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:

China P. Reed

Witness Signature (as to first Grantor)

China P. Reed

Printed Name

Edward Solomon

Witness Signature (as to first Grantor)

Edward Solomon

Printed Name

China P. Reed

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

China P. Reed

Printed Name

Edward Solomon

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

Edward Solomon

Printed Name

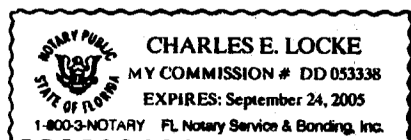
STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

Gladys W. Brown and Washington Williams

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they
 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: _____

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid
 this 19th day of October, A.D. 2001

Charles E. Locke
 Notary Signature
 Charles E. Locke
 Printed Name

Corrective Book 8246 Page 65
Quitclaim Deed

RECORDING REQUESTED BY James L. McKinney sr
AND WHEN RECORDED MAIL TO:

James L. McKinney sr, Grantee(s)

P.O. BOX 764
Century Fla 32535

Consideration: \$ NO Consideration

Property Transfer Tax: \$ 0

Assessor's Parcel No.: _____

PREPARED BY: James L. McKinney sr certifies herein that he or she has prepared
this Deed. 449 Hwy 4 West Century Fla 32535

James L. McKinney sr
Signature of Preparer

6-8-2020
Date of Preparation

JAMES L. McKinney
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on June 8, 2020 in the County of
Escambia, State of Florida

by Grantor(s), Melvin M. Whitley,
whose post office address is 2073 Stuart Dr. Cantonment Fla, 32533,
to Grantee(s), James L. McKinney sr.,
whose post office address is P.O. BOX 764 Century Fla 32535

WITNESSETH, that the said Grantor(s), Melvin M. Whitley,
for good consideration and for the sum of 1.00
(\$ 1.00) 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

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 Escambia, State of Florida 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]
Signature of Grantor

McLennan M. Whalley
Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

[Signature]
Signature of First Witness to Grantor(s)

Sandra McMurray Jackson
Print Name of First Witness to Grantor(s)

[Signature]
Signature of Second Witness to Grantor(s)

Cynthia M. Whalley
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

[Signature]
Signature of Grantee

James L. McKinney
Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

[Signature]
Signature of First Witness to Grantee(s)

Sandra McMurray Jackson
Print Name of First Witness to Grantee(s)

[Signature]
Signature of Second Witness to Grantee(s)

Cynthia M. Whalley
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of FLORIDACounty of EscambiaOn June 8, 2020, before me, Sandra McMurray Jackson, a notary public in and for said state, personally appeared, James L. McKinney SR.

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.

Sandra McMurray Jackson
Signature of Notary

Affiant Known ☒ Produced ID _____Type of ID M250-440-48-246-0

SANDRA MCMURRAY-JACKSON
Commission # GG 975487
Expires April 2, 2024
Bonded Thru Budget Notary Services

(Seal)

INDIVID. TO INDIVID.

Return to: (enclose self-addressed stamped envelope,

Name

Address:

This instrument Prepared by:

Name: Charles E. Locke

Address: 6412 Wagner Rd.
Pensacola, FL 32505

Property Appraisers Parcel Identification

Folio Number(s):

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

OR BK 4787 PG1961
Escambia County, Florida
INSTRUMENT 2001-894324DEED DOC STAMPS PD @ ESC CO \$ 7.00
10/19/01 ERNIE LEE MAGAHA, CLERKBy: *[Signature]*RCD Oct 19, 2001 10:00 am
Escambia County, FloridaErnie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-894324600
7.00
1.00
Exhibit A

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 19th day of October, 2001, by
Gladys W. Brown and Washington Williams
 hereinafter called the Grantor, to Melvin McCall Whatley
 whose post office address is P.O. Box 833, Flomaton, Alabama 36441
 hereinafter called the Grantee. 215, Century, FL 32535

(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 \$ 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, State of Florida, viz:

LEGAL DESCRIPTION: (AS REQUESTED)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 30
 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF
 SAID SECTION 6 FOR 420.00 FEET; THENCE RUN NORTH, AND PARALLEL TO THE WEST
 LINE OF SAID SECTION 6, FOR 258.00 FEET FOR THE POINT OF BEGINNING; THENCE
 CONTINUE ALONG THE LAST COURSE RUN NORTH FOR 181.50 FEET; THENCE RUN EAST,
 AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 6 FOR 70.00 FEET; THENCE RUN
 SOUTH, AND PARALLEL TO THE WEST LINE OF SAID SECTION 6, FOR 181.50 FEET; THENCE
 RUN WEST, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 6 FOR 70.00 FEET TO
 THE POINT OF BEGINNING. CONTAINING 0.29 ACRES, MORE OR LESS.
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:

China P. Reed
 Witness Signature (as to first Grantor)
 China P. Reed

Edward Solomon
 Witness Signature (as to first Grantor)
 Edward Solomon

China P. Reed
 Witness Signature (as to Co-Grantor, if any)
 China P. Reed

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

China P. Reed
 Witness Signature (as to Co-Grantor, if any)
 China P. Reed

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

China P. Reed
 Witness Signature (as to Co-Grantor, if any)
 China P. Reed

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

Gladys W. Brown
 Grantor Signature
 Gladys W. Brown

Gladys W. Brown
 Printed Name
 Gladys W. Brown

Gladys W. Brown
 Printed Name
 Gladys W. Brown

Gladys W. Brown
 Printed Name
 Gladys W. Brown

Gladys W. Brown
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Gladys W. Brown
 Printed Name
 Gladys W. Brown

Gladys W. Brown
 Printed Name
 Gladys W. Brown

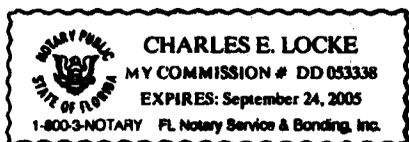
Gladys W. Brown
 Printed Name
 Gladys W. Brown

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

Gladys W. Brown and Washington Williams

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they
 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:

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid
 this 19th day of October, A.D. 2001

Charles E. Locke
 Notary Signature
 Charles E. Locke

Charles E. Locke
 Printed Name
 Charles E. Locke

07
23
99

OF-Form Design, Seminole Paper & Printing Co., Inc., 1994

8310
Corrective Book ~~246~~ Page ~~65~~ 1088

Quitclaim Deed

RECORDING REQUESTED BY James L. McKinney sr.
AND WHEN RECORDED MAIL TO:

James L. McKinney sr., Grantee(s)

P.O. Box 764

Century Fla 32535

Consideration: \$ NO consideration

Property Transfer Tax: \$ 0

Assessor's Parcel No.: _____

PREPARED BY: James L. McKinney sr. certifies herein that he or she has prepared
this Deed. 440 Hwy 4 west Century Fla 32535

James L. McKinney sr.
Signature of Preparer

10-17-2020
Date of Preparation

JAMES L. McKinney sr.
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on October 17, 2020 in the County of
Escambia, State of Florida

by Grantor(s), Melvin M. Whatley
whose post office address is 2073 Staff Dr, Cantonment Fla 32535
to Grantee(s), James L. McKinney sr.
whose post office address is P.O. Box 764 Century Fla 32535

WITNESSETH, that the said Grantor(s), Melvin M. Whatley,
for good consideration and for the sum of 1.00
(\$ 1.00) 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

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 Escambia, State of Florida 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]
Signature of Grantor

McLennan M. Whatley
Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Sandra McMurray Jackson
Signature of First Witness to Grantor(s)

Sandra McMurray Jackson
Print Name of First Witness to Grantor(s)

Cynthia M. Whatley
Signature of Second Witness to Grantor(s)

Cynthia M. Whatley
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

James L. McKinney
Signature of Grantee

James L. McKinney
Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Sandra McMurray Jackson
Signature of First Witness to Grantee(s)

Sandra McMurray Jackson
Print Name of First Witness to Grantee(s)

Cynthia M. Whatley
Signature of Second Witness to Grantee(s)

Cynthia M. Whatley
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of FLORIDACounty of EscambiaOn 10-17-2020, before me, Sandra McMurray Jackson, a notary public in and for said state, personally appeared, James L. McKinney AND Melvin M. Whatley

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.

Sandra McMurray Jackson
Signature of Notary



SANDRA MCMURRAY-JACKSON
Commission # GG 975487
Expires April 2, 2024
Bonded Thru Budget Notary Services

Affiant Known _____ Produced ID ☒

Type of ID M250-440-48-246-0
W340-613-74-345-0

(Seal)

INDIVID. TO INDIVID.

Return to: (enclose self addressed stamped envelope)

Name

Address

This Instrument Prepared by:

Name: Charles E. Locke

Address: 6412 Wagner Rd.
Pensacola, FL 32505

Property Appraisers Parcel Identification

Folio Number(s):

Grantor(s) S.S. # (s):

OR BK 4787 PG1961
Escambia County, Florida
INSTRUMENT 2001-894324DEED DOC STAMPS PD @ ESC CO \$ 7.00
10/19/01 ERNIE LEE MAGAHA, CLERKBy: *[Signature]*RCD Oct 19, 2001 10:00 am
Escambia County, FloridaErnie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-8943246.00
7.00
1.00

EXHIBIT A

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 19th day of October, 2001, by Gladys W. Brown and Washington Williams hereinafter called the Grantor, to Melvin McCall Whatley, whose post office address is P.O. Box 833, Prichard, Alabama 36441 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 \$ 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, State of Florida, viz:

LEGAL DESCRIPTION: (AS REQUESTED)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 6 FOR 420.00 FEET; THENCE RUN NORTH, AND PARALLEL TO THE WEST LINE OF SAID SECTION 6, FOR 258.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST COURSE RUN NORTH FOR 181.50 FEET; THENCE RUN EAST, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 6 FOR 70.00 FEET; THENCE RUN SOUTH, AND PARALLEL TO THE WEST LINE OF SAID SECTION 6, FOR 181.50 FEET; THENCE RUN WEST, AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 6 FOR 70.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.29 ACRES, MORE OR LESS.

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:

China P. Reed

Witness Signature (as to first Grantor)

China P. Reed

Printed Name

Edward Solomon

Witness Signature (as to first Grantor)

Edward Solomon

Printed Name

China P. Reed

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

China P. Reed

Printed Name

Edward Solomon

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

Edward Solomon

Printed Name

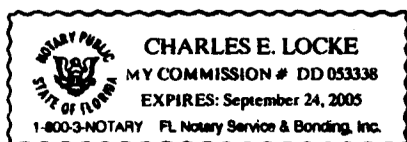
STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

Gladys W. Brown and Washington Williams

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they 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: _____

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 19th day of October, A.D. 2001

Charles E. Locke
Notary Signature
Charles E. Locke
Printed Name

OForm Design, Seminole Paper & Printing Co., Inc., 1994

07
23
99

Recorded in Public Records 12/18/2007 at 03:29 PM OR Book 6263 Page 907,
Instrument #2007117439, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL .

IN THE COUNTY COURT
OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

UCN: 172007SC002726xxxxxx
Case No.: 07-SC-2726
Division:

JP MORGAN CHASE BANK, N.A.,
1111 Polaris Parkway,
Columbus, OH 43240,

Plaintiff,

vs.

JAMES MCKINNEY, and
NORMA MCKINNEY,

Defendant.

FINAL JUDGMENT

This action was heard on the evidence brought forth by the Plaintiff and the Court being fully
advised in the premises, it is

ORDERED AND ADJUDGED that Plaintiff, JP MORGAN CHASE BANK, N.A.,
recovers from Defendant, JAMES MCKINNEY, and NORMA MCKINNEY, the sum of \$3,958.94
on principal, pre-judgment interest of \$832.82, with costs in the sum of \$305.00, and attorney's fees
of \$.00, making a total of \$5,096.76, which shall accrue interest at a rate of eleven percent (11%) per
annum, for all of which let execution issue.

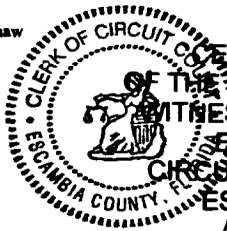
DONE AND ORDERED at Escambia County, Florida, this 14th day of
December, 2007.

[Signature]
COUNTY JUDGE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by
United States Mail to James McKinney, and Norma McKinney, Defendant, at 825 Esconditas Place,
Pensacola, FL 32506, and Ralph S. Marcadis, Esquire, Attorney for Plaintiff, at 5104 South
Westshore Blvd., Tampa, Florida 33611, this _____ day of _____, 2007.

71204/E19994/maw



**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 *Ernie Lee Magaha* DC
DATE 4/9/08

Case: 2007 SC 002726



00039964494

Dkt: CC1033 Pg#:

COUNTY CIVIL DIVISION
FILED & RECORDED

2007 DEC 14 PM 3:47

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05110 of 2021

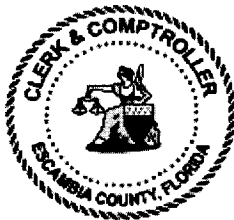
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 17, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES L MCKINNEY SR JAMES L. MCKINNEY SR. A/K/A JAMES MCKINNEY
PO BOX 215 440 HIGHWAY 4
CENTURY, FL 32535 CENTURY, FL 32535

JAMES L. MCKINNEY, SR. JPMORGAN CHASE BANK, N.A.
P.O. BOX 764 1111 POLARIS PARKWAY
CENTURY, FL 32535 COLOMBUS, OH 43240

JAMES MCKINNEY MELVIN M. WHATLEY
825 ESCONDITAS PLACE 2073 STUFF DR
PENSACOLA, FL 32506 CANTONMENT, FL 32533

WITNESS my official seal this 17th day of August 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 **October 4, 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 **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 05110**, 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 AT SW COR OF SEC E ALG S LI OF SEC 420 FT N AND PARALLEL TO W LI OF SEC 258 FT FOR POB CONT N 181 50/100 FT E AND PARALLEL TO S LI OF SEC 70 FT S AND PARALLEL TO W LI 181 50/100 FT W AND PARALLEL TO S LI OF SEC 70 FT TO POB OR 4787 P 1961

SECTION 06, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111545200 (1023-63)

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

JAMES L MCKINNEY SR

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 October, which is the **4th** day of **October 2023**.

Dated this 14th day of August 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

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Post Property:

440 HIGHWAY 4 32535



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1023-63

Document Number: ECSO23CIV029624NON

Agency Number: 23-009023

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05110 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES L MCKINNEY SR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/18/2023 at 8:59 AM and served same at 7:00 AM on 8/22/2023 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: _____


A. HARDIN, 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 October 4, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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JAMES L MCKINNEY SR

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Post Property:

440 HIGHWAY 4 32535



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2023 AUG 18 AM 8:59
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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

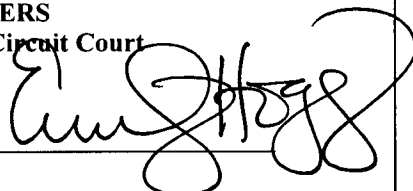
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 111545200 Certificate Number: 005110 of 2021**

Payor: JAMES L MCKINNEY SR PO BOX 215 CENTURY, FL 32535 Date 9/6/2023

Clerk's Check #	1	Clerk's Total	\$497.04 \$1,882.80
Tax Collector Check #	1	Tax Collector's Total	\$1,493.06
		Postage	\$43.26
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,050.36

\$ 1,943.06

**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 005110

Redeemed Date 9/6/2023

Name JAMES L MCKINNEY SR PO BOX 215 CENTURY, FL 32535

Clerk's Total = TAXDEED	\$497.04 \$1,882.80
Due Tax Collector = TAXDEED	\$1,493.06
Postage = TD2	\$43.26
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
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 111545200 Certificate Number: 005110 of 2021

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/4/2023"/>	Redemption Date <input type="text" value="9/6/2023"/>
Months	6	5
Tax Collector	<input type="text" value="\$1,364.05"/>	<input type="text" value="\$1,364.05"/>
Tax Collector Interest	\$122.76	\$102.30
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,493.06	<input type="text" value="\$1,472.60"/> 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	\$41.04	\$34.20
Total Clerk	\$497.04	<input type="text" value="\$490.20"/> 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="\$43.26"/>	<input type="text" value="\$43.26"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,050.36	\$2,023.06
	Repayment Overpayment Refund Amount	\$27.30
Book/Page	<input type="text" value="8973"/>	<input type="text" value="1333"/>

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 8973, Page 1333, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05110, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 111545200 (1023-63)

DESCRIPTION OF PROPERTY:

**BEG AT SW COR OF SEC E ALG S LI OF SEC 420 FT N AND PARALLEL TO W LI OF SEC 258 FT
FOR POB CONT N 181 50/100 FT E AND PARALLEL TO S LI OF SEC 70 FT S AND PARALLEL TO
W LI 181 50/100 FT W AND PARALLEL TO S LI OF SEC 70 FT TO POB OR 4787 P 1961**

SECTION 06, TOWNSHIP 5 N, RANGE 30 W

NAME IN WHICH ASSESSED: JAMES L MCKINNEY SR

Dated this 6th day of September 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

JAMES L MCKINNEY SR [1023-63]
PO BOX 215
CENTURY, FL 32535

9171 9690 0935 0128 1044 27

JAMES L. MCKINNEY SR. A/K/A
JAMES MCKINNEY [1023-63]
440 HIGHWAY 4
CENTURY, FL 32535

9171 9690 0935 0128 1044 34

JAMES L. MCKINNEY, SR. [1023-63]
P.O. BOX 764
CENTURY, FL 32535

9171 9690 0935 0128 1044 41

JPMORGAN CHASE BANK, N.A.
[1023-63]
1111 POLARIS PARKWAY
COLOMBUS, OH 43240

9171 9690 0935 0128 1044 58

JAMES MCKINNEY [1023-63]
825 ESCONDITAS PLACE
PENSACOLA, FL 32506

9171 9690 0935 0128 1043 97

MELVIN M. WHATLEY [1023-63]
2073 STUFF DR
CANTONMENT, FL 32533

9171 9690 0935 0128 1043 80

Redeemed

CERTIFIED MAIL™

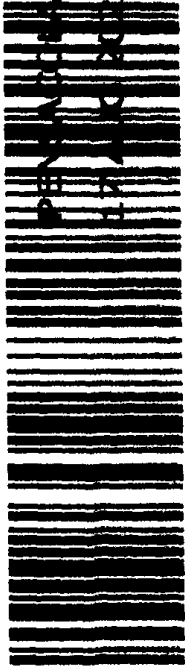
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

17 JUL 2003 PM 1

quadrant

FIRST-CLASS MAIL

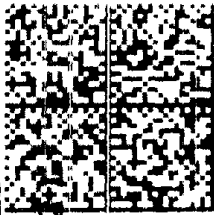
(MI)

\$007.18⁹

08/17/2003 ZIP 32502

048M94219201

US POSTAGE



9171 9690 0935 0128 1043 97

LN 78/18

JAMES MCKINNEY [1023-63]

825 ESCONDITAS PLACE

PENSACOLA, FL 32506

NIXIE

222 DE 1

0009/09/23

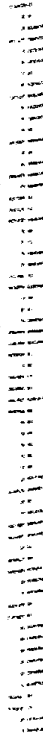
RETURN TO SENDER
(UNLESS OTHERWISE NOTED)

UNC

BC: 3250258335

*2738-02716-17-36

5 025025-0334 625



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 ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 05110, 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 AT SW COR OF SEC E ALG S LI OF SEC 420 FT N AND PARALLEL TO W LI OF SEC 258 FT FOR POB CONT N 181 50/100 FT E AND PARALLEL TO S LI OF SEC 70 FT S AND PARALLEL TO W LI 181 50/100 FT W AND PARALLEL TO S LI OF SEC 70 FT TO POB OR 4787 P 1961

SECTION 06, TOWNSHIP 5 N, RANGE 30 W
TAX ACCOUNT NUMBER 111545200 (1023-63)

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

JAMES L MCKINNEY SR

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 October, which is the 4th day of October 2023.

Dated this 17th day of August 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

4WR8/30-9/20TD

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-05110 in the Escambia County Court was published in said newspaper in and was printed and released on August 30, 2023; September 6, 2023; September 13, 2023; and September 20, 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, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of September, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



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