

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700413

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA, FL 32591,

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
11-4105-000	2015/7795	06-01-2015	BEG AT NW COR OF SW1/4 OF NE1/4 E 450 FT FOR POB E 389 6/10 FT TO N LI OF MUSCOGEE RD NLY ALG RD 100 FT N 331 2/10 FT W 80 FT TO POB OR 5931 P 454

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, ownership and encumbrance 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
COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA, FL 32591

05-19-2017
Application Date

Applicant's signature

11-4105-000 2015

BEG AT NW COR OF SW1/4 OF NE1/4 E 450 FT FOR POB E 389 $\frac{6}{10}$ FT TO N LI OF MUSCOGEE RD NLY ALG RD 100 FT N 331 $\frac{2}{10}$ FT
W 80 FT TO POB OR 5931 P 454

17-594

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700413

Date of Tax Deed Application
May 19, 2017

This is to certify that **COUNTY OF ESCAMBIA C/O TAX COLLECTOR**, holder of **Tax Sale Certificate Number 2015 / 7795**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **11-4105-000**

Cert Holder:
COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312 PENSACOLA, FL 32591

Property Owner:
MCQUEEN LUCINDA EST OF
1465 MUSCOGEE RD
CANTONMENT, FL 32533
BEG AT NW COR OF SW1/4 OF NE1/4 E 450 FT FOR POB E 389
6/10 FT TO N LI OF MUSCOGEE RD NLY ALG RD 100 Full legal
attached.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/7795	11-4105-000	06/01/2015	144.86	52.15	197.01
2016/7132	11-4105-000	06/01/2016	156.39	28.15	184.54
2014/7392	11-4105-000	06/01/2014	146.76	79.25	226.01

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2013/7989	11-4105-000	06/01/2013	179.09	0	102.08	281.17

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

888.73

0.00

0.00

200.00

75.00

1,163.73

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

~~1875~~ 25.00

Done this the 23rd day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 6, 2017

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

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[Printer Friendly Version](#)

General Information		Assessments				
Reference:	181N311307000001	Year	Land	Imprv	Total	Cap Val
Account:	114105000	2016	\$7,268	\$0	\$7,268	\$7,268
Owners:	MCQUEEN LUCINDA EST OF	2015	\$7,268	\$0	\$7,268	\$7,268
Mail:	1475 MUSCOGEE RD CANTONMENT, FL 32533	2014	\$7,268	\$0	\$7,268	\$7,268
Situs:	1465 MUSCOGEE RD 32533	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Amendment 1/Portability Calculations				
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						2016 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
06/2006	5931	454	\$100	QC	View Instr	<div>Legal Description</div> <div>BEG AT NW COR OF SW1/4 OF NE1/4 E 450 FT FOR POB E 389 6/10 FT TO N LI OF MUSCOGEE RD NLY ALG RD 100 FT N 331...</div>	
12/2005	5805	1186	\$100	QC	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<div>Extra Features</div> <div>None</div>	

Parcel Information

Section Map Id:
18-1N-31

Approx. Acreage:
0.5100

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)

Launch Interactive Map

View Florida Department of Environmental Protection(DEP) Data

Buildings
Images
None

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.

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 09-07-00701
Location: 1465 Muscogee Road
PR# 181N311307000001

Lucinda McQueen, Estate of
1465 Muscogee Road
Cantonment, FL 32533

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of February 09, 2010; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 30-203 unsafe structure, Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated February 09, 2010.

Itemized	Cost
a. Fines \$18,750.00 (\$50.00 per day 3/12/10-3/22/11)	\$18,750.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	<u>\$ 3,941.00</u>
Total:	\$ 23,791.00

DONE AND ORDERED at Escambia County, Florida on this _____ day of _____, 2011.

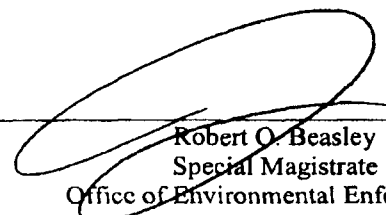
Special Magistrate
Office of Environmental Enforcement

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building,

190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 5th day of February, 2010.


Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing March 12, 2010. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against estate of Wendy H. Q. J. J.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

- ☐ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

☒ 30-203 Unsafe Building; Described as ☒ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)

☐ 94-51 Obstruction of County Right-of-Way (ROW)

☐ 82-171 Mandatory Residential Waste Collection

☐ 82-15 Illegal Burning

☐ 82-5 Littering Prohibited

☐ LDC Article 6 Commercial in residential and non permitted use

☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits

☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW

☐ Other _____

☐ Other _____

☐ Other _____

☐ Other _____

☐ Other _____

☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in
the premises; it is hereby **ORDERED** that: Estate of Luchoa Malden
shall have until 3/11, 2010 to correct the violation and to bring the violation
into compliance. Corrective action shall include:

Recorded in Public Records 03/17/2010 at 03:49 PM OR Book 6570 Page 1151,
Instrument #2010016980, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 03/17/2010 at 03:38 PM OR Book 6570 Page 1126,
Instrument #2010016973, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#09-07-00701
LOCATION: 1465 Muscogee Road
PR# 181N31-1307-000-001**

**Lucinda McQueen, Estate of
1465 Muscogee Road
Cantonment, Florida 32533**

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the respondent or representative,
Carolyn Conner, as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☐ 42-196 (a) Nuisance Conditions
- ☐ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____
- ☐ 42-196 (d) Overgrowth

Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: [Signature]
Date: 3/17/10

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 19 day of June 2006, by
Grantors Carolyn A. Gray-Conner Cynthia Gray Butler,
first party, to Lucinda McQueen,
whose post office address is 1465 Muscogee Rd. Cantonment, FL 32533,
second party.

(Wherever used herein the terms "first party" and "second party" 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 first party, for and in consideration of the sum of \$ One Dollar (\$1.00) and other good and valuable considerations,
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release,
and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of
Escambia, State of Florida, to-wit:

Commence at the Northwest Corner of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of
Section 18, Township 1 North, Range 31 West, and proceed East
along the North Line of said S.W. $\frac{1}{4}$, 450 feet to a point hence
known as "Point of Beginning"; thence South and parallel to the
West line of said S.W. $\frac{1}{4}$, 389.6 feet to the North line of Muscogee
Road; thence Northerly along North line of Muscogee Road, 100
feet; thence North and parallel to the West line of said S.W. $\frac{1}{4}$, 331.2 Ft
to the North line of said S.W. $\frac{1}{4}$; thence West along North line of S.W. $\frac{1}{4}$,
80 feet, to point of beginning. All the above described
property being in and a portion of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of
Section 18, Township 1 North, Range 31 West, of Escambia County,
Florida. Containing 0.662 Acres more or less.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said
first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Donna Jenkins

Witness Signature (as to first Grantor)

Donna Jenkins

Printed Name

Stephanie Sims

Witness Signature (as to first Grantor)

Stephanie Sims

Printed Name

Donna Jenkins

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

Donna Jenkins

Printed Name

Stephanie Sims

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

Stephanie Sims

Printed Name

STATE OF Florida

COUNTY OF Escambia

Carolyn G. Conner and Mary Cynthia Gray Butler

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that both
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
Amanda D. Cook
Commission #DD308008
Expires: Apr 07, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Witness my hand and official seal in the County and State last aforesaid

this 19th day of June 2006

Amanda D. Cook
Notary Signature
Amanda D. Cook
Printed Name

by Carolyn A. Gray-Conner
1495 Muscogee Rd
Cantonment, FL 32533

RECORDED AS RECEIVED

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-6-2017

TAX ACCOUNT NO.: 11-4105-000

CERTIFICATE NO.: 2015-7795

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 221 Palafox Place, 4th Floor/
190 Governmental Center, 32502
 X Homestead for tax year.

Beneficiaries and Heirs of the
Estate of Lucinda McQueen
1475 Muscogee Rd.
Cantonment, FL 32533


Certificate Holders:
Daniel S. Bond
7408 Sundown Heights Ave.
Las Vegas, NV 89130

Property address:
1465 Muscogee Rd.
Cantonment, FL 32533

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 4th day of August, 2017.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13850

August 3, 2017

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 6570, page 1151, amended in O.R. Book 6733, page 509.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$7,268.00. Tax ID 11-4105-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13850

August 3, 2017

181N311307000001 - Full Legal Description

BEG AT NW COR OF SW1/4 OF NE1/4 E 450 FT FOR POB E 389 6/10 FT TO N LI OF MUSCOGEE RD NLY ALG
RD 100 FT N 331 2/10 FT W 80 FT TO POB OR 5931 P 454

17594

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13850

August 3, 2017

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-03-1997, through 08-03-2017, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Estate of Lucinda McQueen

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

August 3, 2017

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 November 6, 2017, 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 **COUNTY OF ESCAMBIA** holder of **Tax Certificate No. 07795**, issued the **1st day of June, A.D., 2015** 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 NW COR OF SW1/4 OF NE1/4 E 450 FT FOR POB E 389 6/10 FT TO N LI OF MUSCOGEE RD NLY ALG RD 100 FT N 331 2/10 FT W 80 FT TO POB OR 5931 P 454

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114105000 (17-594)

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

LUCINDA MCQUEEN EST OF

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 Monday** in the month of November, which is the **6th day of November 2017**.

Dated this 21st day of September 2017.

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

Post Property:

1465 MUSCOGEE RD 32533



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

LUCINDA MCQUEEN EST OF
1475 MUSCOGEE RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114105000 (17-594)

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

LUCINDA MCQUEEN EST OF

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 Monday in the month of November, which is the 6th day of November 2017.

Dated this 21st day of September 2017.

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

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 07795 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 21, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LUCINDA MCQUEEN EST OF 1475 MUSCOGEE RD CANTONMENT, FL 32533	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	
DANIEL S BOND 7408 SUNDOWN HEIGHTS AVE LAS VEGAS NV 89130	

WITNESS my official seal this 21th day of September 2017.



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 November 6, 2017, 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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Personal Services:

**LUCINDA MCQUEEN EST OF
1475 MUSCOGEE RD
CANTONMENT, FL 32533**

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



By:
Emily Hogg
Deputy Clerk

WARNING

012782

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Personal Services:

LUCINDA MCQUEEN EST OF
1475 MUSCOGEE RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

SEP 22 2017 2:00 PM

RECEIVED

17-594

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV049052NON

Agency Number: 17-012582

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07795 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LUCINDA MCQUEEN EST OF
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

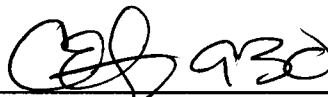
Non-Executed

Received this Writ on 9/22/2017 at 2:00 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LUCINDA MCQUEEN EST OF , Writ was returned to court UNEXECUTED on 9/27/2017 for the following reason:

UNABLE TO LOCATED 1475 MUSCOGEE ROAD.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



C. CEPHAS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

WARNING

012518

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 November 6, 2017, 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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Post Property:

1465 MUSCOGEE RD 32533



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

By:
Emily Hogg
Deputy Clerk

17-594

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV049070NON

Agency Number: 17-012518

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07795 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE LUCINDA MCQUEEN EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/22/2017 at 1:56 PM and served same at 1:31 PM on 9/27/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 930
C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 114105000 Certificate Number: 007795 of 2015

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/06/2017"/>	Redemption Date <input type="text" value="10/19/2017"/>
Months	6	5
Tax Collector	<input type="text" value="\$1,163.73"/>	<input type="text" value="\$1,163.73"/>
Tax Collector Interest	\$104.74	\$87.28
Tax Collector Fee	<input type="text" value="\$25.00"/>	<input type="text" value="\$25.00"/>
Total Tax Collector	\$1,293.47	<input type="text" value="\$1,276.01"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
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	\$40.50	\$33.75
Total Clerk	\$490.50	<input type="text" value="\$483.75"/> CH
Postage	<input type="text" value="\$21.04"/>	<input type="text" value="\$21.04"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$1,812.01	\$1,787.80
	Repayment Overpayment Refund Amount	\$24.21

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 # 2015 TD 007795

Redeemed Date 10/19/2017

**Name MARY C GRAY BUTLER AND CAROLYN GRAY-CONNER, AND TOMMY ANDERSON 1475
 MUSCOGEE RD CANTONMENT, FL 32533**

Clerk's Total = TAXDEED	\$490.50	1719.76
Due Tax Collector = TAXDEED	\$1,233.47	
Postage = TD2	\$21.04	
ResearcherCopies = TD6	\$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
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

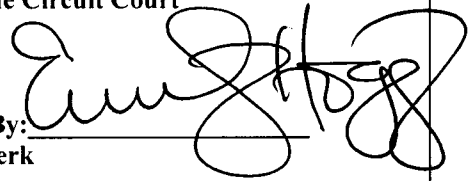
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 114105000 Certificate Number: 007795 of 2015**

**Payor: MARY C GRAY BUTLER AND CAROLYN GRAY-CONNER, AND TOMMY ANDERSON 1475
MUSCOGEE RD CANTONMENT, FL 32533 Date 10/19/2017**

Clerk's Check #	1	Clerk's Total	\$490.60
Tax Collector Check #	1	Tax Collector's Total	\$1,201.47
		Postage	\$21.04
		Researcher Copies	\$7.00
		Total Received	\$1,812.01

\$1747.80

**PAM CHILDERS
Clerk of the Circuit Court**

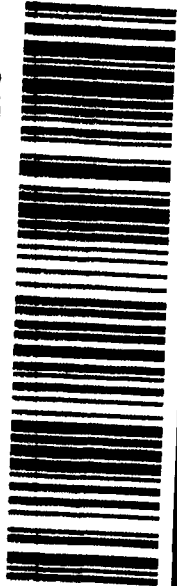
Received By: 
Deputy Clerk

**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 & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

2017 OCT 31 AM 9:58
OFFICIAL RECORDS

CERTIFIED MAIL™



9171 9690 0935 0128 1023 24

NEOPOST
09/21/2017
US POSTAGE \$005.26



ZIP 32502
041M11272965

DANIEL S BOND [17-594]
7408 SUNDOWN HEIGHTS AVE
LAS VEGAS NV 89130

891 DE 1

0000/20/17

RETURN TO SENDER
NO SUCH ADDRESS

MSN
9171 9690 0935 0128 1023 24

BC 52502503335
*2187-02174-21-37

[Equipment](#)[Reports](#)[Tracking](#)[Supplies](#)[Home](#) > [Tracking](#) > Status History**Status History ?****Tracking Number Information**

Meter:	11272965	Mailing Date:	09/21/17 09:12 AM
Tracking Number:	9171969009350128102294	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32533
Service:	ERR	City:	CANTONMENT
Value	\$0.460	State:	FL

[Proof of Delivery](#)

by
BSS

1475 MUSCOKE Rd

Delivery Section

Carolyn Gray-Connors

Carolyn Gray-Connors

Status Details

▼ Status Date

Status

Mon, 10/02/17, 01:50:00 PM
Thu, 09/28/17, 08:16:00 AM
Thu, 09/28/17, 04:22:00 AM
Fri, 09/22/17, 02:27:00 PM
Fri, 09/22/17, 08:37:00 AM

OK : Delivered
Arrival at Tracking Pick-up point

Delayed: No Authorized Recipient Available
Out for Delivery

LUCINDA MCQUEEN EST OF [17-594]
1475 MUSCOGEE RD
CANTONMENT, FL 32533

9171 9690 0935 0128 1022 94

10.2.17 DELIVERED ✓

ESCAMBIA COUNTY [17-594]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 1023 00

ESCAMBIA COUNTY OFFICE OF
CODE ENFORCEMENT [17-594]
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 1023 17

DANIEL S BOND [17-594]
7408 SUNDOWN HEIGHTS AVE
LAS VEGAS NV 89130

9171 9690 0935 0128 1023 24

10.3.17

RETURNED.
NO SUCH #



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

STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

SALE DATE - 11/06/2017 - TAX CERTIFICATE # 07795

in the CIRCUIT Court
 was published in said newspaper in the issues of

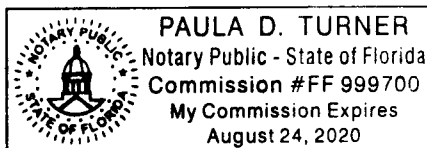
OCTOBER 5, 12, 19, 26, 2017

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 26TH day of OCTOBER
 A.D., 2017

PAULA D. TURNER
 NOTARY PUBLIC



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PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)

By: Emily Hogg
 Deputy Clerk

oaw-4w-10-05-12-19-26-2017