



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

0324-03

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Application date	May 23, 2023
Property description	WINDER VI LLC 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 1100 BLK W CROSS ST 06-2926-000 LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014	Certificate #	2016 / 3213
		Date certificate issued	06/01/2016

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)
# 2016/3213	06/01/2016	261.12	329.01	590.13
→Part 2: Total*				590.13

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/2803	06/01/2022	223.04	6.25	37.36	266.65
# 2021/2600	06/01/2021	220.13	6.25	79.25	305.63
# 2020/3305	06/01/2020	264.45	6.25	103.14	373.84
# 2019/3068	06/01/2019	225.23	6.25	162.17	393.65
# 2018/3238	06/01/2018	262.04	6.25	235.84	504.13
# 2017/3170	06/01/2017	265.75	6.25	211.27	483.27
Part 3: Total*					2,327.17

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)	2,917.30
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	210.82
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)	3,503.12

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: *Candice Lewis* Escambia, Florida
 Signature, Tax Collector or Designee Date July 21st, 2023

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/06/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300480

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BUFFALO BILL LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963,

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
06-2926-000	2016/3213	06-01-2016	LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

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
BUFFALO BILL LLC
1401 HWY A1A SUITE 202
VERO BEACH, FL 32963

05-23-2023
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: 1825306000014047 Account: 062926000 Owners: WINDER VI LLC Mail: 18305 BISCAYNE BLVD STE 400 AVENTURA, FL 33160 Situs: 1100 BLK W CROSS ST 32501 Use Code: VACANT RESIDENTIAL 🔑 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax inquiry link courtesy of Scott Lunford Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$11,620</td> <td>\$0</td> <td>\$11,620</td> <td>\$11,620</td> </tr> <tr> <td>2021</td> <td>\$11,620</td> <td>\$0</td> <td>\$11,620</td> <td>\$11,620</td> </tr> <tr> <td>2020</td> <td>\$11,620</td> <td>\$0</td> <td>\$11,620</td> <td>\$11,620</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p> <p style="text-align: center;">Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2022	\$11,620	\$0	\$11,620	\$11,620	2021	\$11,620	\$0	\$11,620	\$11,620	2020	\$11,620	\$0	\$11,620	\$11,620
Year	Land	Imprv	Total	Cap Val																	
2022	\$11,620	\$0	\$11,620	\$11,620																	
2021	\$11,620	\$0	\$11,620	\$11,620																	
2020	\$11,620	\$0	\$11,620	\$11,620																	

Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/07/2009</td> <td>6543</td> <td>1014</td> <td>\$2,043</td> <td>TD</td> <td></td> </tr> <tr> <td>04/1998</td> <td>4244</td> <td>386</td> <td>\$7,300</td> <td>WD</td> <td></td> </tr> <tr> <td>03/1992</td> <td>3138</td> <td>616</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>02/1992</td> <td>3120</td> <td>125</td> <td>\$700</td> <td>TD</td> <td></td> </tr> <tr> <td>03/1986</td> <td>2208</td> <td>811</td> <td>\$6,900</td> <td>CT</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/07/2009	6543	1014	\$2,043	TD		04/1998	4244	386	\$7,300	WD		03/1992	3138	616	\$100	QC		02/1992	3120	125	\$700	TD		03/1986	2208	811	\$6,900	CT		2022 Certified Roll Exemptions None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																
12/07/2009	6543	1014	\$2,043	TD																																	
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Legal Description LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014																																					
Extra Features None																																					

Parcel Information
[Launch Interactive Map](#)

Section Map Id:
18-25-30

Approx. Acreage:
0.2700

Zoned: 🔑
HDR
HDR

Evacuation & Flood Information
[Open Report](#)

[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.

Last Updated:07/24/2023 (tc 3856)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BUFFALO BILL LLC** holder of **Tax Certificate No. 03213**, issued the **1st day of June, A.D., 2016** 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:

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062926000 (0324-03)

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

WINDER VI LLC

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 March, which is the **6th day of March 2024**.

Dated this 24th day of July 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 #: 06-2926-000 CERTIFICATE #: 2016-3213

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: December 7, 2003 to and including December 7, 2023 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: December 26, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 26, 2023

Tax Account #: **06-2926-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WINDER VI LLC**
By Virtue of Tax Deed recorded 12/23/2009 in OR 6543/1014

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. **Lien in favor of Escambia County Environmental Enforcement recorded 6/14/2010 OR 6602/846**
 - b. **Lien in favor of Escambia County Environmental Enforcement recorded 6/26/2009 OR 6477/191**

4. Taxes:

Taxes for the year(s) 2015-2022 are delinquent.
Tax Account #: 06-2926-000
Assessed Value: \$11,620.00
Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **MAR 6, 2024**
TAX ACCOUNT #: _____ **06-2926-000**
CERTIFICATE #: _____ **2016-3213**

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2023</u> tax year. |

WINDER VI LLC
PO BOX 100736
ATLANTA, GA 30384-0736

WINDER VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

ESCAMBIA COUNTY
CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

ESCAMBIA COUNTY
ENVIRONMENTAL ENFORCEMENT
6708 PLANTATION RD
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 26th day of December, 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

December 26, 2023

Tax Account #:06-2926-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

TS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2926-000(0324-03)

This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 09-373
Property Identification No. 182S30600014047
Tax Account No. 062926000

TAX DEED

State of Florida
County of Escambia

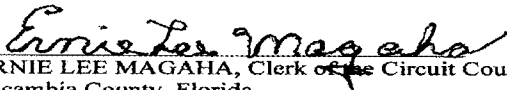
The following Tax Sale Certificate Numbered 02603 issued on June 1, 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 7th day of December 2009, offered for sale as required by law for cash to the highest bidder and was sold to: **WINDER VI LLC, PO BOX 100736 ATLANTA GA 30384-0736**, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.



Now, on this 7th day of December 2009, in the County of Escambia, State of Florida, in consideration of the sum of (\$1,805.49) ONE THOUSAND EIGHT HUNDRED FIVE AND 49/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 4244 P 386

**** Property previously assessed to: ARTO PRYOR JR**

SECTION 18, TOWNSHIP 2 S, RANGE 30 W


ERNIE LEE MAGAHA, Clerk of the Circuit Court
Escambia County, Florida

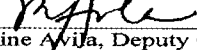

witness Heather Sullivan

witness Maryline Avila

State of Florida
County of Escambia

On this 21st day December 2009 before me Maryline Avila personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

ERNIE LEE MAGAHA, Clerk of the Circuit Court

By: 
Maryline Avila, Deputy Clerk

Recorded in Public Records 06/14/2010 at 12:50 PM OR Book 6602 Page 846,
Instrument #2010037827, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

CE 09-11-07261

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Winder VI LLC located at 1100 Blk W Cross St. and more particularly described as:

PR#182S306000014047

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

A field investigation by the Office of Environmental Enforcement was conducted on January 4, 2010 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$150.00
Administrative costs	<u>\$ 18.50</u>
Total	\$168.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 2nd day of June 2010 by the Interim County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness [Signature]
Print Name Tonya Green

Witness [Signature]
Print Name Susan Hendrix

ESCAMBIA COUNTY, FLORIDA

[Signature]
By: Larry M Newsom,
Interim County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2nd day of June, 2010, by Larry M Newsom, as Interim County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He is personally known to me, or has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413
(Notary Seal)

[Signature]
Signature of Notary Public
CHINA CHERYL LIVELY
Printed Name of Notary Public

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Arto Pryor Jr. located at 1100 Blk W Cross St and more particularly described as:

PR#182S306000014047

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 4244 P 386

A field investigation by the Office of Environmental Enforcement was conducted on February 18, 2009 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$ 475.00
Administrative costs	<u>\$ 18.50</u>
Total	\$ 493.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 18th day of June 2009 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness [Signature]
Print Name Tonya Green

Witness [Signature]
Print Name Cheryl Young

ESCAMBIA COUNTY, FLORIDA
[Signature]
By: Robert R. McLaughlin,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of June, 2009, by Robert R. McLaughlin, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He is personally known to me, or has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413

[Signature]
Signature of Notary Public
CHINA CHERYL LIVELY
Printed Name of Notary Public

(Notary Seal)

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03213 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WINDER VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

WINDER VI LLC
PO BOX 100736
ATLANTA, GA 30384-0736

ESCAMBIA COUNTY / 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

WITNESS my official seal this 18th day of January 2024.



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 March 6, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BUFFALO BILL LLC** holder of **Tax Certificate No. 03213**, issued the 1st day of **June, A.D., 2016** 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:

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062926000 (0324-03)

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

WINDER VI LLC

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 March, which is the **6th day of March 2024**.

Dated this 12th day of January 2024.

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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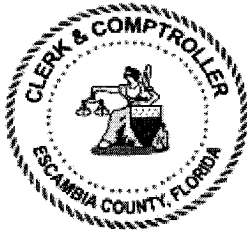
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Post Property:

1100 BLK W CROSS ST 32501



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



By:
Emily Hogg
Deputy Clerk

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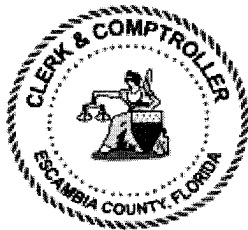
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Personal Services:

WINDER VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

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

0324-03

Document Number: ECSO24CIV002551NON

Agency Number: 24-002985

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03213 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: WINDER VI LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:48 AM and served same at 11:21 AM on 1/23/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 921

K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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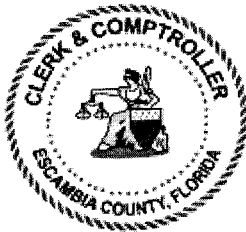
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Post Property:

1100 BLK W CROSS ST 32501



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

By:
Emily Hogg
Deputy Clerk

2712 N. H St



Chris Jones - Escambia County Property Appraiser

17-2S-30-1

18-2S-30





Miami-Dade Police Department

Court Services Section

Stephanie V. Daniels
Director



ESCAMBIA COUNTY CLERK OF COURTS COUNTY & COMPTROLLER TAX DEEDS vs.
WINDER VI LLC

Case Number
03213 Escambia County

RETURN OF SERVICE

TAX NOTICE

1/29/24 5:30 pm	Served - Posted Tax Notice	SERVED	WINDER VI LLC
-----------------	----------------------------	--------	---------------

01/25/2024 Came this day into hand of the Sheriff

01/29/2024 05:30 PM - SERVED THE TAX NOTICE UPON WINDER VI LLC BY POSTING A COPY AT 18305 BISCAYNE BLVD, STE 400, AVENTURA, FL 33160 PER FLA. STAT. 197.522(2)(A). SERVICE AFFECTED BY: CSS1 TASHENA ALLEN #9326, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.

Tashena Allen

TASHENA ALLEN, CSS1, #9326

**Escambia County Clerk of Court
Florida Clerk of Courts
P.O. Box 333
Pensacola, FL 32591**

WARNING

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WINDER VI LLC

SERVED
DATE 1/29/24
TIME 5:30pm
BY T. Allen
JUDGE *
MIAMI-DADE POLICE DEPARTMENT
OFFICE OF THE
METROPOLITAN SHERIFF
COMMUNITY SERVICES BUREAU
COURT SERVICES SECTION
MIAMI-D. DE COUNTY, FLORIDA

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Personal Services:

WINDER VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WINDER VI LLC [0324-03]
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

WINDER VI LLC [0324-03]
PO BOX 100736
ATLANTA, GA 30384-0736

9171 9690 0935 0128 0678 21

9171 9690 0935 0128 0678 38

✓ delivered

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0324-03]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0324-03]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0678 45

9171 9690 0935 0128 0678 52

Meters in 140649

31219251

My Services

[Profile](#) [Print](#) [Guide](#) [Export](#)

[Equipment](#)

[Reports](#)

[Tracking](#)

[Supplies](#)

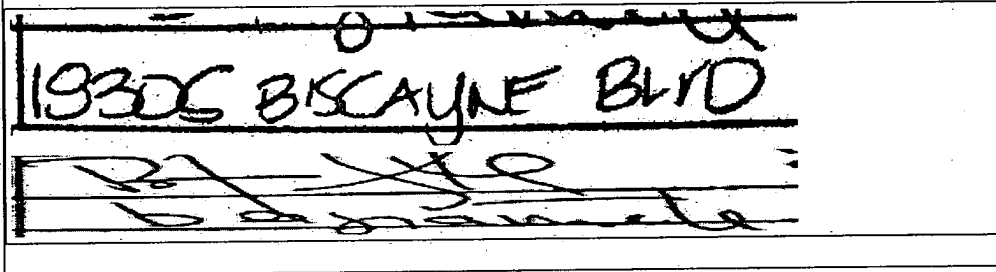
[Home](#) > [Tracking](#) > [Status History](#)

Status History

Tracking Number Information

Meter:	31219251	Mailing Date:	01/23/24 09:31 AM
Tracking Number:	9171969009350128067821	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	33160
Service:	ERR	City:	MIAMI
Value	\$0.640	State:	FL

[Proof of Delivery](#)



Status Details

Status Date	Status
Fri, 01/26/24, 10:50:00 AM	OK : Delivered
Thu, 01/25/24, 07:59:00 PM	Processed (processing scan)
Thu, 01/25/24, 01:53:00 PM	Processed (processing scan)

CERTIFIED MAIL™

Pam Childers

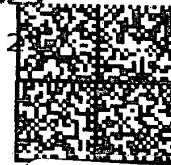
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



PENSACOLA FL 325

23 JAN 2024 PM 2:31

9171 9690 0935 0128 0678 38



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰
01/23/2024 ZIP 32502
043M31219251

US POSTAGE

CLOSED

Return to Sender

100736

RTS - Closed

4/23/2014.

USPS

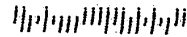
1969009350128067838

NBKQUA2

1/27/2024 8:13:45 AM

WINDER VI LLC [0324-03]
PO BOX 100736
ATLANTA, GA 30384-0736

30384-0736





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2023

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06-2926-000	06		182S306000014047

WINDER VI LLC
 18305 BISCAYNE BLVD STE 400
 AVENTURA, FL 33160

PROPERTY ADDRESS:
 1100 BLK W CROSS ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

16 | 3213

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	11,620	0	11,620	76.88
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	11,620	0	11,620	22.80
BY STATE LAW	3.1820	11,620	0	11,620	36.97
WATER MANAGEMENT	0.0234	11,620	0	11,620	0.27
SHERIFF	0.6850	11,620	0	11,620	7.96
M.S.T.U. LIBRARY	0.3590	11,620	0	11,620	4.17
ESCAMBIA CHILDRENS TRUST	0.4365	11,620	0	11,620	5.07
TOTAL MILLAGE 13.2644					AD VALOREM TAXES \$154.12

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS	
	TAXING AUTHORITY	AMOUNT
LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 101 See Additional Legal on Tax Roll	FP FIRE PROTECTION	15.03
	NON-AD VALOREM ASSESSMENTS \$15.03	

Pay online at EscambiaTaxCollector.com
Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$169.15

If Paid By Please Pay	Feb 29, 2024 \$167.46	Mar 31, 2024 \$169.15			
---------------------------------	---------------------------------	---------------------------------	--	--	--

RETAIN FOR YOUR RECORDS

2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
 Escambia County Tax Collector
 P.O. BOX 1312
 PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Feb 29, 2024 167.46
AMOUNT IF PAID BY	Mar 31, 2024 169.15
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
06-2926-000
PROPERTY ADDRESS
1100 BLK W CROSS ST

WINDER VI LLC
 18305 BISCAYNE BLVD STE 400
 AVENTURA, FL 33160



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

STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE – 03-06-2024 – TAX CERTIFICATE #'S 03213

in the CIRCUIT Court

was published in said newspaper in the issues of

FEBRUARY 1, 8, 15, 22, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Digitally signed by Michael P Driver
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
 Driver
 Date: 2024.02.22 12:09:02 -06'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of FEBRUARY
 A.D., 2024

Digitally signed by Heather Tuttle
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
 Date: 2024.02.22 12:11:58 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

**NOTICE OF APPLICATION FOR
 TAX DEED**

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Dated this 18th day of January 2024.

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PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)
 By: **Emily Hogg**
 Deputy Clerk

oaw-4w-02-01-08-15-22-2024

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale

Cash Summary

Cert # 003213 of 2016 Date 3/6/2024

Cash Deposit	\$835.00
Total Check	\$16,024.40
Grand Total	\$16,859.40

Name ASHTON BAKER

Purchase Price (high bid amount)	\$16,700.00	Total Check	\$16,024.40
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$116.90	Adv Doc. Stamps	\$116.90
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$4,757.99	Postage	\$29.60
		Researcher Copies	\$0.00
- postage	\$29.60		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$4,728.39	Registry of Court	\$4,728.39
Purchase Price (high bid)	\$16,700.00		
-Registry of Court	\$4,728.39	Overbid Amount	\$11,942.01
-advance recording (for mail certificate)	\$18.50		
-postage	\$29.60		
-Researcher Copies	\$0.00		
= Overbid Amount	\$11,942.01		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 003213
Sold Date 3/6/2024
Name ASHTON BAKER

RegistryOfCourtT = TAXDEED	\$4,728.39
overbidamount = TAXDEED	\$11,942.01
PostageT = TD2	\$29.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$116.90
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2016	0101	CASE FILED 06/01/2016 CASE NUMBER 2016 TD 003213	
7/24/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023055497	
7/24/2023	TD83	TAX COLLECTOR CERTIFICATION	
7/24/2023	TD84	PA'S INFO	
7/24/2023	TD84	NOTICE OF TDA	
1/10/2024	TD82	PROPERTY INFORMATION REPORT	
1/19/2024	CheckVoided	CHECK (CHECKID 132134) VOIDED: MIAMI-DADE COUNTY SHERIFF ATTN: CIVIL DIVISION 601 NW 1ST CT 9TH FLOOR MIAMI, FL 33136	
1/19/2024	CheckMailed	CHECK PRINTED: CHECK # 900036525 - - REGISTRY CHECK	
1/24/2024	TD81	CERTIFICATE OF MAILING	
1/31/2024	TD84	SHERIFF'S RETURN OF SERVICE	
2/2/2024	CheckMailed	CHECK PRINTED: CHECK # 900036562 - - REGISTRY CHECK	
2/2/2024	CheckVoided	CHECK # 900036562 VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
2/2/2024	CheckVoided	CHECK # 900036562 VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
2/5/2024	CheckVoided	CHECK (CHECKID 132546) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	

2/5/2024	CheckMailed	CHECK PRINTED: CHECK # 900036625 - - REGISTRY CHECK
2/21/2024	TD84	CERT TRACKING INFO AND RETURNED MAIL
2/26/2024	TD84	2023 TAX BILL
2/29/2024	TD84	PROOF OF PUBLICATION
3/1/2024	CheckVoided	CHECK (CHECKID 132989) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501
3/1/2024	CheckMailed	CHECK PRINTED: CHECK # 900036740 - - REGISTRY CHECK

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
7/24/2023 12:20:29 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
7/24/2023 12:20:29 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
7/24/2023 12:20:29 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
7/24/2023 12:20:30 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
7/24/2023 12:21:12 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
7/24/2023 12:21:51 PM	2023055497	BUFFALO BILL LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/1/2024 10:12:26 AM	Check (outgoing)	101870869	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900036740 CLEARED ON 3/1/2024
2/5/2024 7:42:44 AM	Check (outgoing)	101864192	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900036625 CLEARED ON 2/5/2024
1/19/2024 9:34:38 AM	Check (outgoing)	101859647	MIAMI-DADE COUNTY SHERIFF	ATTN: CIVIL DIVISION	40.00	900036525 CLEARED ON 1/19/2024
7/24/2023 12:21:51 PM	Deposit	101812428	BUFFALO BILL LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			13,920.00		-13,600.00	

Auction Results Report

** Doc stamps for t sale.

Edit Name on Title



nt due at 11:00 AM CT on t

Name on Title

Custom Fields

Style

Sale Date Case ID

- 03/06/2024 2016 TD 00406 50
- 03/06/2024 2016 TD 00355 34
- 03/06/2024 2016 TD 00321 18
- 03/06/2024 2016 TD 00266 15

Case Number: 2016 TD 003213
Result Date: 03/06/2024

POPR Fee	Doc ** Stamps	Total Due	Cert Num
\$0.00	\$177.10	\$24,254.60	04
\$0.00	\$217.70	\$29,805.20	03
\$0.00	\$116.90	\$16,024.40	03
\$0.00	\$98.70	\$13,536.20	02

Title Information:

Name: Guyer Capital, LLC

Address1: 5437 Berryhill Road

Address2:

City: Milton, FL

State: FL

Zip: 32570

Cancel

Update

71263

Ashton Baker

pprox.

\$16,700.00

Deposit

\$ 835.00

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024018724 3/12/2024 12:33 PM
OFF REC BK: 9116 PG: 770 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 03213 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WINDER VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

WINDER VI LLC
PO BOX 100736
ATLANTA, GA 30384-0736

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

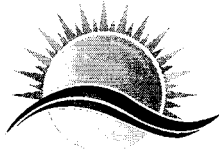
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

WITNESS my official seal this 18th day of January 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

STATE OF FLORIDA
 County of Escambia

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

DATE - 03-06-2024 - TAX CERTIFICATE #'S 03213

in the CIRCUIT Court

was published in said newspaper in the issues of
 FEBRUARY 1, 8, 15, 22, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Digitally signed by Michael P Driver
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
 Driver
 Date: 2024.02.22 12:09:02 -06'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of FEBRUARY
 A.D., 2024

Digitally signed by Heather Tuttle
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
 Date: 2024.02.22 12:11:58 -06'00'

HEATHER TUTTLE
 NOTARY PUBLIC



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

**NOTICE OF APPLICATION FOR
 TAX DEED**

NOTICE IS HEREBY GIVEN, That BUF-FALO BILL LLC holder of Tax Certificate No. 03213, issued the 1st day of June, A.D., 2016 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:

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014 SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062926000 (0324-03)

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

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 March, which is the 6th day of March 2024.

Dated this 18th day of January 2024.

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

oaw-4w-02-01-08-15-22-2024

Tax deed file number 0324-03

Parcel ID number 182S306000014047

TAX DEED

Escambia County, Florida

for official use only

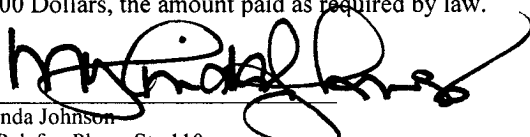
Tax Certificate numbered 03213 issued on June 1, 2016 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 6th day of March 2024, the land was offered for sale. It was sold to **Guyer Capital, LLC**, 5437 Berryhill Road Milton, FL 32570, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.


Description of lands: LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014 SECTION 18, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: WINDER VI LLC**

On 6th day of March 2024, in Escambia County, Florida, for the sum of (\$16,700.00) SIXTEEN THOUSAND SEVEN HUNDRED AND 00/100 Dollars, the amount paid as required by law.

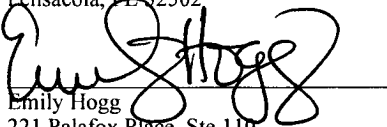


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502



Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida

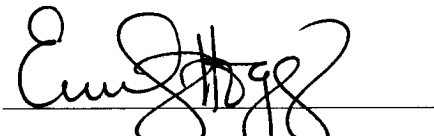


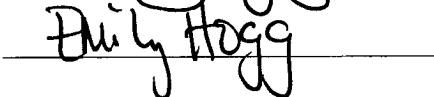


Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

On this 6th day of March, 2024, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid





Emily Hogg



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Tax Certificate # 2016 TD 003213
 Account # 062926000
 Property Owner Winder VI LLC
 Property Address 1100 BLK W Cross St. 32501
 SOLD TO: Ashton Baker \$16,700.00
 Amt Available to Disburse \$

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 145.40 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 196.65 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 4,552.99 ✓		\$
Refund High Bidder unused sheriff fees	\$ 40.00 ✓		\$
Additional taxes	\$ 169.15 ✓		\$ 11,745.38
Postage final notices	\$ 14.80		\$
NUIS ABATE	\$ 1285.24		\$ 10445.34
Winder VI LLC	\$ 10445.34	900037402	\$ 0
	\$		\$
	\$		\$
	\$		\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

- Post sale process:
- Tax Deed Results Report to Tax Collector
 - Print Deed/Send to Admin for signature
 - Request check for recording fees/doc stamps
 - Request check for Clerk Registry fee/fee due clerk
 - Request check for Tax Collector fee (\$6.25 etc)
 - Request check for certificate holder refund/taxes & app fees
 - Request check for any unused sheriff fees to high bidder
 - Print Final notices to all lienholders/owners
 - Request check for postage fees for final notices
 - Determine government liens of record/ amounts due
 - Record Tax Deed/Certificate of Mailing
 - Copy of Deed for file and to Tax Collector

Lien Information:

✓			
✓			
✓	NUIS ABATE. LIEN	Due \$ 331.71	
✓	LA 02 046	Paid \$ 331.71	
✓	NUIS ABATE. LIEN	Due \$ 953.53	
✓	0477.191	Paid \$ 953.53	
✓		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
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		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	

Notes: Notices mailed 3/13/24
 120 days = 7/11/24

2009 CL 043087



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2008 NUISANCE ABATEMENT LIEN
PAYOFF**

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

Date Of Lien

**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Recording Fee

Official Records Book: Page: [View Image](#)

Foreclosure

Original Principal Date Of Payoff

Interest Rate

[Submit](#) [Reset](#) [Clear](#)

Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
\$475.00	5345	\$436.03	\$18.50	\$10.00	\$7.00	\$7.00	\$953.53

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

**NOTICE OF LIEN
(Nuisance Abatement)**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Arto Pryor Jr. located at 1100 Blk W Cross St and more particularly described as:

PR#182S306000014047

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 4244 P 386

A field investigation by the Office of Environmental Enforcement was conducted on February 18, 2009 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$ 475.00
Administrative costs	<u>\$ 18.50</u>
Total	\$ 493.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 18th day of June 2009 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness [Signature]
Print Name Tonya Green

Witness [Signature]
Print Name Cheryl Young

ESCAMBIA COUNTY, FLORIDA
[Signature]
By: Robert R. McLaughlin,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

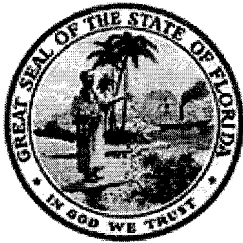
The foregoing instrument was acknowledged before me this 18th day of June, 2009, by Robert R. McLaughlin, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He is personally known to me, or has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413

(Notary Seal)

[Signature]
Signature of Notary Public
CHINA CHERYL LIVELY
Printed Name of Notary Public

2010 CL 031827



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2008 NUISANCE ABATEMENT LIEN
PAYOFF**

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

Date Of Lien

**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Recording Fee

Official Records Book: Page:

Foreclosure

Original Principal Date Of Payoff

Interest Rate

Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
\$150.00	4996	\$139.21	\$18.50	\$10.00	\$7.00	\$7.00	\$331.71

Recorded in Public Records 06/14/2010 at 12:50 PM OR Book 6602 Page 846,
Instrument #2010037827, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

CE 09-11-07261

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Winder VI LLC located at 1100 Blk W Cross St. and more particularly described as:

PR#182S306000014047

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

A field investigation by the Office of Environmental Enforcement was conducted on January 4, 2010 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$150.00
Administrative costs	<u>\$ 18.50</u>
Total	\$168.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 2nd day of June 2010 by the Interim County Administrator as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness [Signature]
Print Name Tonya Green

Witness [Signature]
Print Name Susan Hendrix

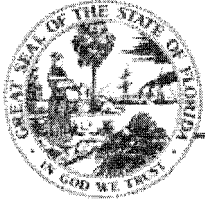
[Signature]
By: Larry M Newsom,
Interim County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2nd day of June, 2010, by Larry M Newsom, as Interim County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He is personally known to me, or has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413
(Notary Seal)

[Signature]
Signature of Notary Public
CHINA CHERYL LIVELY
Printed Name of Notary Public



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

WINDER VI LLC
PO BOX 100736
ATLANTA, GA 30384-0736

Tax Deed File # 0324-03
Certificate # 03213 of 2016
Account # 062926000

Property legal description:

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **March 6, 2024**, and a surplus of **\$10,445.34** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 13th day of March 2024.

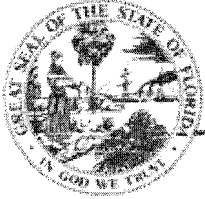


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1846 04



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

WINDER VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

Tax Deed File # 0324-03
Certificate # 03213 of 2016
Account # 062926000

Property legal description:

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

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If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 13th day of March 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1845 98



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
NUISANCE ABATEMENT LIEN
2009 CL 043052

Tax Deed File # 0324-03
Certificate # 03213 of 2016
Account # 062926000

Property legal description:

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **March 6, 2024**, and a surplus of **\$10,445.34** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

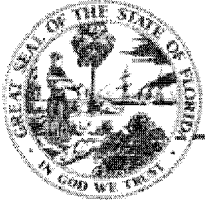
Dated this 13th day of March 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
NUISANCE ABATEMENT LIEN
2010 CL 037827

Tax Deed File # 0324-03
Certificate # 03213 of 2016
Account # 062926000

Property legal description:

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **March 6, 2024**, and a surplus of **\$10,445.34** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 13th day of March 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

2010 CL 031827



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2008 NUISANCE ABATEMENT LIEN
PAYOFF**

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

Date Of Lien

**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Recording Fee

Official Records Book: Page: [View Image](#)

Foreclosure

Original Principal Date Of Payoff

Interest Rate

[Submit](#) [Reset](#) [Clear](#)

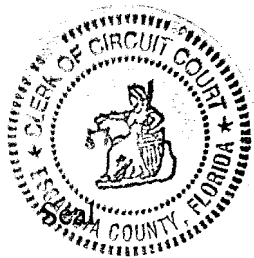
Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
\$150.00	4996	\$139.21	\$18.50	\$10.00	\$7.00	\$7.00	\$331.71

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Case No. PR# 182S306000014047

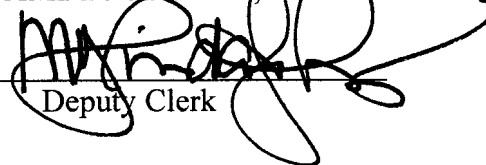
CANCELLATION OF LIEN

The lien dated 6/18/2009, and created pursuant to Escambia County Ordinance No. 42-196 (a), (b), (d) and Chapter 79-455, Laws of Florida, against property described in said Lien recorded in Official Records Book 6602, Page 846, of the public records of Escambia County, Florida, and owned by Winder VI LLC, 1100 Blk W Cross St, 32501, in the amount of \$168.50, is hereby cancelled, such lien having been satisfied by payment in full, this 18th day of March, 2024.



STATE OF FLORIDA
COUNTY OF ESCAMBIA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

By: 
Deputy Clerk

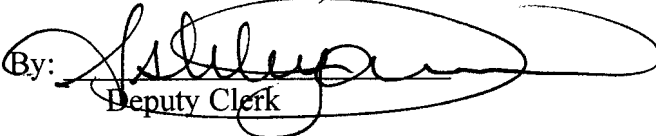
Before the undersigned Deputy Clerk, personally appeared Mylinda Johnson who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of March, 2024.



Prepared by
Pam Childers
Clerk of the Circuit Court
Escambia County, FL

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

By: 
Deputy Clerk

Recorded in Public Records 06/14/2010 at 12:50 PM OR Book 6602 Page 846,
Instrument #2010037827, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

CE 09-11-07261

NOTICE OF LIEN
(Nuisance Abatement)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Winder VI LLC located at 1100 Blk W Cross St. and more particularly described as:

PR#182S306000014047

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

A field investigation by the Office of Environmental Enforcement was conducted on January 4, 2010 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$150.00
Administrative costs	<u>\$ 18.50</u>
Total	\$168.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 2nd day of June 2010 by the Interim County Administrator as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness [Signature]
Print Name Tonya Green

Witness [Signature]
Print Name Susan Hendrix

[Signature]
By: Larry M Newsom,
Interim County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2nd day of June, 2010, by Larry M Newsom, as Interim County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He is personally known to me, or has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public-State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413
(Notary Seal)

[Signature]
Signature of Notary Public

CHINA CHERYL LIVELY
Printed Name of Notary Public

2009 CL 043052



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2008 NUISANCE ABATEMENT LIEN
PAYOFF**

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

Date Of Lien

**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Recording Fee

Official Records Book: Page: [View Image](#)

Foreclosure

Original Principal Date Of Payoff

Interest Rate

[Submit](#) [Reset](#) [Clear](#)

Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
\$475.00	5345	\$436.03	\$18.50	\$10.00	\$7.00	\$7.00	\$953.53

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Case No. PR# 182S306000014047

CANCELLATION OF LIEN

The lien dated 6/18/2009, and created pursuant to Escambia County Ordinance No. 42-196 (a), (b), (d) and Chapter 79-455, Laws of Florida, against property described in said Lien recorded in Official Records Book 6477, Page 191, of the public records of Escambia County, Florida, and owned by Arto Pryor Jr, 1100 Blk W. Cross St, Pensacola, FL 32501, in the amount of \$493.50, is hereby cancelled, such lien having been satisfied by payment in full, this 18th day of March, 2024.



Seal

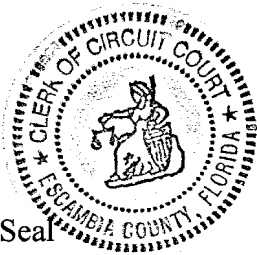
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

By: 
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

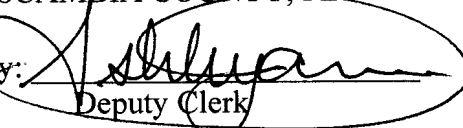
Before the undersigned Deputy Clerk, personally appeared Mylinda Johnson who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of March, 2024.



Seal

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

By: 
Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court
Escambia County, FL

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

**NOTICE OF LIEN
(Nuisance Abatement)**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Arto Pryor Jr. located at 1100 Blk W Cross St and more particularly described as:

PR#182S306000014047

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 4244 P 386

A field investigation by the Office of Environmental Enforcement was conducted on February 18, 2009 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b) and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$ 475.00
Administrative costs	\$ <u>18.50</u>
Total	\$ 493.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 18th day of June 2009 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness [Signature]
Print Name Tonya Green

Witness [Signature]
Print Name Cheryl Young

ESCAMBIA COUNTY, FLORIDA
[Signature]
By: Robert R. McLaughlin,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of June, 2009, by Robert R. McLaughlin, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He is personally known to me, or has produced current _____ as identification.

CHINA CHERYL LIVELY
Notary Public State of FL
Comm. Exp. Sept. 29, 2011
Comm. No. DD 684413

[Signature]
Signature of Notary Public

CHINA CHERYL LIVELY
Printed Name of Notary Public

(Notary Seal)

Pam Childers

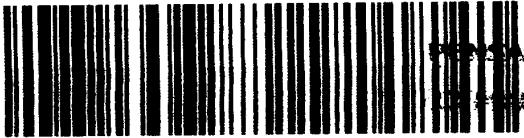
Clerk of the Circuit Court & Comptr
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS
024 APR -2 2024
PENSACOLA COUNTY FL

ANDER VILLC
BOX 100736
LANTA, GA 30384-0736

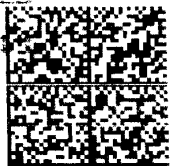
Deed File # 0324-03
Certificate # 03213 of 2016
Amount # 062926000



9171 9690 0935 0127 1846 04

PENSACOLA FL 325

APR 2024 PM



quadiant
FIRST-CLASS MAIL
IMI
\$007.36⁰
03/13/2024 ZIP 32502
043M31219251

US POSTAGE

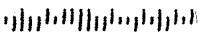
CLOSED

Return to Sender
100736

RTS - Closed
4/23/2014.

USPS
NBKDX6K
1969009350127184604
3/19/2024 8:34:17 AM

303840736 0001



AFFIDAVIT OF CLAIM FOR TAX DEED SALE SURPLUS FUNDS

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

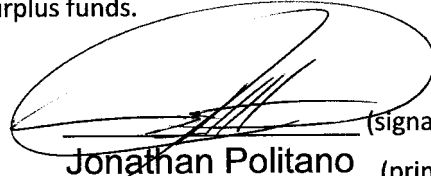
The undersigned, upon oath, does depose and say:

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2024 APR 26 A 10:08
ESCAMBIA COUNTY, FL

1. My name is WINDER VI LLC (claimant). My current mailing address is 18305 Biscayne Blvd. Ste 400, Aventura, FL 33160. My current telephone number is 305-913-3333. My current e-mail address is hgoldenberg@g-g-h.com.
2. I hereby submit my claim for tax deed surplus funds being held by the Clerk of Circuit Court of Escambia County, Florida resulting from the tax deed sale on 3/6/2024 (date), under tax deed number 0324-03, cert 3213-2016. The approximate surplus being held is \$10,445.34.
3. The folio (strap) number of the property is 06-2926-000.
4. I hereby attest that I am entitled to the surplus funds by virtue of my interest in the property as: (check one)
 - Previous owner – the legal title holder of record of such property at the time of such tax deed sale and I have included the following: a copy of the deed showing interest and proof of authority to request funds (if claiming on behalf of a business)
 - Lien Holder of record at the time of such tax deed sale, and I have included the following: copy of the recorded lien and proof of authority to request funds (if claiming on behalf of a business. The amount currently outstanding, unpaid and owing on such lien is _____.
 - Tax Deed Buyer – and I have included documentation that I was required to pay an expense that was appropriately a charge upon the property at the time of the tax deed sale that would have survived the tax deed and have further included proof of authority to request funds (if claiming on behalf of a business). The amount of my claim is _____.
5. I hereby make claim to the surplus funds generated from such tax deed sale. I understand that the Clerk of Circuit Court will subtract their fees from the sale pursuant to FL statute. I further understand that if I am making a claim as the owner of the property, any valid liens and mortgages against the property will be paid before I am entitled to any of the surplus.
6. I have not, either before or after such tax deed sale, conveyed my title or assigned my interest in such property to any third party nor have I conveyed my right to the surplus funds.
7. I have attached to this notarized affidavit a true and genuine copy of my current government issued photo identification that shows my address and date of birth.
8. I have written the tax deed number on all documents that are attached to this claim.

9. I acknowledge that I am making the above representations under oath in order to receive payment of such surplus funds, and understand that, if it is later discovered or determined that payment of such surplus funds to me was in error, the corporation which is receiving the surplus funds is liable for the repayment of such surplus funds.

FURTHER AFFIANT SAYETH NOT.



(signature)

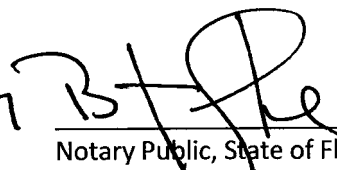
Jonathan Politano (printed name)

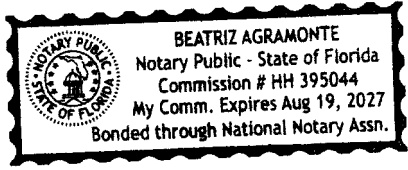
Witness #1, print and sign: Hanna Goldenberg, Hanna

Witness # 2, print and sign: Rose Ortiz, Rose Ortiz

Before me, the undersigned authority, personally appeared Jonathan Politano on behalf of WINDER VILLC, in his/her capacity as Manager, who is personally known to me and who was first duly sworn and cautioned and who stated that he/she executed the foregoing and that the contents thereof are true and correct.

In witness my hand and seal this 18th. day of April, 2024.

My commission expires: Aug 19 2027 
Notary Public, State of Florida



Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. WINDER VI LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ <u> P </u> Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions. 18305 Biscayne Boulevard, Suite 400	Requester's name and address (optional)
6 City, state, and ZIP code AVENTURA, FL 33160	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
[] [] [] - [] [] - [] [] [] []	
OR	
Employer identification number	
3 0 - 0 7 7 7 7 1 9	

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ <u> 4/18/24 </u>
------------------	----------------------------	---------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Recorded in Public Records 12/23/2009 at 08:40 AM OR Book 6543 Page 1014,
Instrument #2009087506, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$14.30

This instrument was prepared by:
Ernie Lee Magaha, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 09-373
Property Identification No. 182S306000014047
Tax Account No. 062926000

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 02603 issued on June 1, 2007 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 7th day of December 2009, offered for sale as required by law for cash to the highest bidder and was sold to: WINDER VI LLC, PO BOX 100736 ATLANTA GA 30384-0736, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 7th day of December 2009, in the County of Escambia, State of Florida, in consideration of the sum of (\$1,805.49) ONE THOUSAND EIGHT HUNDRED FIVE AND 49/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 4244 P 386

** Property previously assessed to: ARTO PRYOR JR

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

Ernie Lee Magaha
ERNIE LEE MAGAHA, Clerk of the Circuit Court
Escambia County, Florida

Heather Sullivan
witness Heather Sullivan
Maryline Avila
witness Maryline Avila

State of Florida
County of Escambia

On this 21st day December 2009 before me Maryline Avila personally appeared Ernie Lee Magaha, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

ERNIE LEE MAGAHA, Clerk of the Circuit Court

By: *Maryline Avila*
Maryline Avila, Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

WINDER VI LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

Tax Deed File # 0324-03
Certificate # 03213 of 2016
Account # 062926000

Property legal description:

LTS 14 15 & E 23 FT OF LT 16 BLK 47 ENGLEWOOD HTS PLAT DB 59 P 107 OR 6543 P 1014

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **March 6, 2024**, and a surplus of **\$10,445.34** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 13th day of March 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

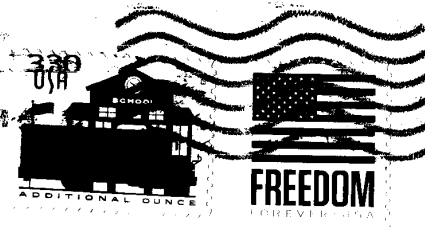
Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1845 98

GULF GROUP HOLDINGS A&A
18305 BISCAYNE BLVD STE 400
AVENTURA FL 33160

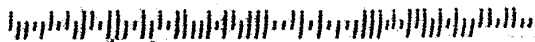
MIAMI FL 33100

23 APR 2024 PM 4



Escambia County Clerk of the Circuit Court
Attn: Tax Deed Division
221 Palafox Place, Suite 110
Pensacola, FL 32502

3250235833 0008





Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder • Auditor

July 15, 2024

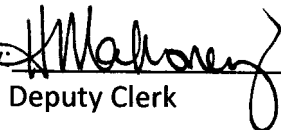
WINDER VI LLC
18305 BISCAYNE BLVD, STE 400
AVENTURA, FL 33160

Re: Tax Certificate #03213 of 2016

Dear WINDER VI LLC:

Please find enclosed our check #90037402 in the amount of \$10,445.34. This check represents payment of the claim submitted by you for the surplus funds being held by the Clerk's Office as a result of the tax deed sale of the real property located at 1100 Blk W. Cross Street.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By 
Deputy Clerk

/hm
Enclosures