



# 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

0324-07

## Part 1: Tax Deed Application Information

|                                     |   |                         |              |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name<br>Applicant Address | BUFFALO BILL LLC<br>1401 HWY A1A SUITE 202<br>VERO BEACH, FL 32963  | Application date        | May 23, 2023 |
| Property description                | MCCONNELL MATTIE B 1/2 INT &<br>NICHOLSON FRANCES EST OF 1/2 INT<br>11804 MOUNT ROBERT CT<br>FOUNTAIN VLY, CA 92708-1238<br>515 W STRONG ST<br>13-1615-000<br>W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK<br>72 BELMONT TRACT CASE NO 3535 CP 94 TRUDIE<br>OR 6376 P (Full legal attached.) | Certificate #           | 2016 / 8008  |
|                                     |   | Date certificate issued | 06/01/2016   |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2016/8008                    | 06/01/2016                           | 284.88                                 | 358.95               | 643.83                                   |
| # 2018/7991                    | 06/01/2018                           | 283.03                                 | 194.58               | 477.61                                   |
| → Part 2: Total*               |                                      |  |                      | 1,121.44                                 |

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

| Column 1<br>Certificate Number | Column 2<br>Date of Other<br>Certificate Sale | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4<br>+ Column 5) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2022/6822                    | 06/01/2022                                    | 453.57  | 6.25                            | 22.68                | 482.50                                       |
| # 2021/6285                    | 06/01/2021                                    | 381.67  | 6.25                            | 133.58               | 521.50                                       |
| # 2020/7975                    | 06/01/2020                                    | 379.02  | 6.25                            | 204.67               | 589.94                                       |
| # 2019/7577                    | 06/01/2019                                    | 289.11  | 6.25                            | 208.16               | 503.52                                       |
| # 2017/7827                    | 06/01/2017                                    | 286.49  | 6.25                            | 227.76               | 520.50                                       |
| Part 3: Total*                 |   |   |                                 |                      | 2,617.96                                     |

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

|   |          |
|---|----------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 3,739.40 |
| 2. Delinquent taxes paid by the applicant   | 0.00     |
| 3. Current taxes paid by the applicant  | 439.28   |
| 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)   | 4,553.68 |

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  
Signature, Tax Collector or Designee

Escambia, Florida

Date July 21st, 2023

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

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

INSTRUCTIONS

+ 12.50

**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.

W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT CASE NO 3535 CP 94 TRUDIE OR 6376 P 1033 CA 94

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300483

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   |
|----------------|-----------------|------------|---|
| 13-1615-000    | 2016/8008       | 06-01-2016 | W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL<br>NO BLK 72 BELMONT TRACT CASE NO<br>3535 CP 94 TRUDIE OR 6376 P 1033 CA 94 |

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](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

| General Information  |  | Assessments                                    |             |              |              |                |
|--|--|--|-------------|--------------|--------------|----------------|
| <b>Parcel ID:</b>  | 000S009010011072   | <b>Year</b>                                    | <b>Land</b> | <b>Imprv</b> | <b>Total</b> | <b>Cap Val</b> |
| <b>Account:</b>  | 131615000  | 2022   | \$32,556    | \$0          | \$32,556     | \$18,827       |
| <b>Owners:</b>   | MCCONNELL MATTIE B 1/2 INT &<br>NICHOLSON FRANCES EST OF 1/2 INT | 2021   | \$32,556    | \$0          | \$32,556     | \$17,116       |
| <b>Mail:</b>   | 11804 MOUNT ROBERT CT<br>FOUNTAIN VLY, CA 92708-1238             | 2020   | \$24,417    | \$0          | \$24,417     | \$15,560       |
| <b>Situs:</b>  | 515 W STRONG ST 32501  | <b>Disclaimer</b>                              |             |              |              |                |
| <b>Use Code:</b>   | VACANT RESIDENTIAL   | <b>Tax Estimator</b>                           |             |              |              |                |
| <b>Taxing Authority:</b>   | PENSACOLA CITY LIMITS  | <b>File for New Homestead Exemption Online</b> |             |              |              |                |
| <b>Tax Inquiry:</b>  | <a href="#">Open Tax Inquiry Window</a>                          | <b>Report Storm Damage</b>                     |             |              |              |                |
| Tax inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |  |  |             |              |              |                |

| Sales Data   |                             | 2022 Certified Roll Exemptions  |  |
|--|-----------------------------|---|--|
| <b>Sale Date</b>   | <b>Book Page Value Type</b> | None  |  |
| 09/16/2008   | 6376 1033 \$100 OT          | <b>Legal Description</b>  |  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |                             | W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72<br>BELMONT TRACT CASE NO 3535 CP 94 TRUDIE OR 6376 P<br>1033 CA 94 |  |
|  |                             | <b>Extra Features</b>   |  |
|  |                             | None  |  |

**Section**  
**Map Id:**  
CA094

**Approx. Acreage:**  
0.1241

**Zoned:**   
R-1A  
R-1A

**Evacuation & Flood Information**  
[Open Report](#)

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

[Launch Interactive Map](#)

**Buildings**  
None

**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 (cc 3491)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BUFFALO BILL LLC** holder of **Tax Certificate No. 08008**, 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:

**W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT CASE NO 3535 CP 94  
TRUDIE OR 6376 P 1033 CA 94**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 131615000 (0324-07)**

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

**MATTIE B MCCONNELL 1/2 INT & and FRANCES NICHOLSON EST OF 1/2 INT**

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 **third** 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 #: 13-1615-000 CERTIFICATE #: 2016-8008

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 16, 2003 to and including December 16, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: December 30, 2023

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

December 30, 2023

Tax Account #: **13-1615-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MATTIE B MCCONNELL AND ESTATE OF FRANCES NICHOLSON**

**By Virtue of Order of Administration Unnecessary of Estate of Turdie H Stanley Probate Case #3535 and Certificate of Death for Frances V Nicholson recorded 9/16/2008 in OR 6376/1033**

**ABTRACTOR'S NOTE: WE WERE UNABLE TO FIND A CONVEYANCE INTO TRUDIE H STANLEY RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

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 for Improvements in favor of City of Pensacola recorded 11/14/2019 OR 8198/362**
  - b. **Lien for Improvements in favor of City of Pensacola recorded 9/4/2019 OR 8157/1205**
  - c. **Lien for Improvements in favor of City of Pensacola recorded 3/7/2019 OR 8058/125**
  - d. **Lien for Improvements in favor of City of Pensacola recorded 12/11/2017 OR 7820/1681**
  - e. **Lien for Improvements in favor of City of Pensacola recorded 7/18/2017 OR 7746/640**
  - f. **Lien for Improvements in favor of City of Pensacola recorded 10/28/2016 OR 7614/1005**
  - g. **Lien for Improvements in favor of City of Pensacola recorded 2/4/2016 OR 7473/1984**
  - h. **Lien for Improvements in favor of City of Pensacola recorded 9/17/2015 OR 7407/1138**
  - i. **Lien for Improvements in favor of City of Pensacola recorded 12/5/2014 OR 7268/1747**
  - j. **Lien for Improvements in favor of City of Pensacola recorded 4/1/2014 OR 7152/1314**
  - k. **Lien for Improvements in favor of City of Pensacola recorded 8/30/2013 OR 7069/132**
  - l. **Lien for Improvements in favor of City of Pensacola recorded 3/13/2013 OR 6987/885**
  - m. **Lien for Improvements in favor of City of Pensacola recorded 10/17/2012 OR 6922/33**

4. Taxes:

**Taxes for the year(s) 2015-2022 are delinquent.**

**Tax Account #: 13-1615-000**

**Assessed Value: \$20,709.00**

**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 #:** 13-1615-000

**CERTIFICATE #:** 2016-8008

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 checked="" type="checkbox"/> | <input 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.                    |

**MATTIE B MCCONNELL AND ESTATE OF  
FRANCES NICHOLSON  
11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238**

**ESTATE OF FRANCES V NICHOLSON  
11 CALLE DEL RARY  
POMONA, CA 91766**

**ESTATE OF FRANCES NICHOLSON  
704 W 105TH ST APT 3  
LOS ANGELES, CA 90044**

**MATTIE B MCCONNELL  
704 W 105TH ST APT 1  
LOS ANGELES, CA 90044**

Certified and delivered to Escambia County Tax Collector, this 30<sup>th</sup> 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 30, 2023**

**Tax Account #:13-1615-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT CASE NO 3535 CP 94  
TRUDIE OR 6376 P 1033 CA 94**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 13-1615-000(0324-07)**

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

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

**MCCONNELL, MATTIE B & EST OF FRANCES NICHOLSON**  
515 W Strong St

W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT  
Parcel Identification Number 000S009010011072  
Real Estate Account Number 131615000

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 8th day of August 2019. Said lien shall be equal in dignity to  
all other special assessments for benefits against property within the City.

DATED this 1st day of November, 2019

THE CITY OF PENSACOLA  
a municipal corporation

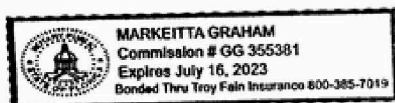
  
BY:  
CHRISTOPHER L. HOLLEY  
CITY ADMINISTRATOR



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 6th day of  
November, 2019 by Christopher L. Holley, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation who is personally known to me.



  
NOTARY PUBLIC

Revised 1/24/2018

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

**MCCONNELL, MATTIE B & EST OF FRANCES NICHOLSON**  
515 W Strong St

W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT

Parcel Identification Number 000S009010011072

Real Estate Account Number 131615000

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 21st day of May 2019. Said lien shall be equal in dignity to all  
other special assessments for benefits against property within the City.

DATED this 12th day of August, 2019

THE CITY OF PENSACOLA  
a municipal corporation

BY:

CHRISTOPHER L. HOLLEY  
CITY ADMINISTRATOR

ATTEST:

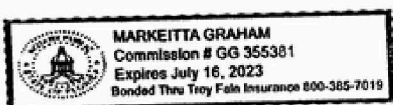
CITY CLERK

(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of  
August, 2019 by Christopher L. Holley, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation who is personally known to me.



NOTARY PUBLIC

Revised 1/24/2018



This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 13-1-6 and 13-1-7 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

**MCCONNELL, MATTIE B & EST OF FRANCES NICHOLSON**  
515 W Strong St

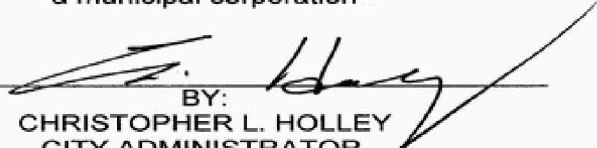
W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT

Parcel Identification Number 000S009010011072  
Real Estate Account Number 131615000

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 5th day of December 2018. Said lien shall be equal in dignity  
to all other special assessments for benefits against property within the City.

DATED this 27th day of February, 2019

THE CITY OF PENSACOLA  
a municipal corporation

BY:   
CHRISTOPHER L. HOLLEY  
CITY ADMINISTRATOR

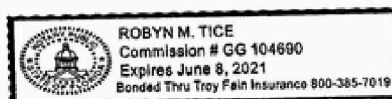


STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 4th day of  
March, 2019 by Christopher L. Holley, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation who is personally known to me.

  
NOTARY PUBLIC



Revised 1/24/2018

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCCONNELL, MATTIE B ET AL  
515 W Strong St

W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 5th day of September 2017. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.

DATED this 20th day of November 2017

THE CITY OF PENSACOLA  
a municipal corporation



BY:

ERIC W. OLSON  
CITY ADMINISTRATOR

ATTEST:



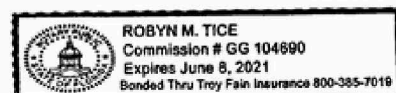
CITY CLERK  
(SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 1<sup>ST</sup> day of  
December, 2017, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~  
not take an oath.



NOTARY PUBLIC



This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCCONNELL, MATTIE B ET AL  
515 W Strong St

W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 20th day of April 20 17. Said lien shall be equal in dignity to  
all other special assessments for benefits against property within the City.

DATED this 7th day of July, 2017

THE CITY OF PENSACOLA  
a municipal corporation



BY:

ERIC W. OLSON  
CITY ADMINISTRATOR

ATTEST:



ASST. CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of  
July, 2017, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did  
not take an oath.

  
NOTARY PUBLIC



This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCCONNELL, MATTIE B ET AL  
515 W Strong St

W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 27th day of July, 2016. Said lien shall be equal in dignity to  
all other special assessments for benefits against property within the City.

DATED this 18th day of October, 2016

THE CITY OF PENSACOLA  
a municipal corporation



BY:

ERIC W. OLSON  
CITY ADMINISTRATOR

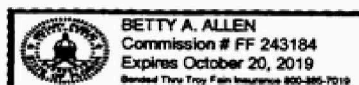
ATTEST

  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 25<sup>th</sup> day of  
October, 2016, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.



  
NOTARY PUBLIC

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCCONNELL, MATTIE B ET AL  
515 W Strong St

W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 28th day of October, 2015. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.


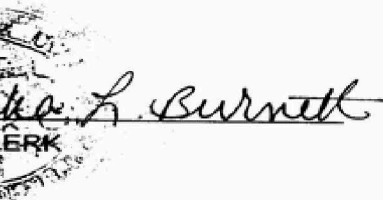
DATED this 27th day of January, 2016

THE CITY OF PENSACOLA  
a municipal corporation



BY:

ERIC W. OLSON  
CITY ADMINISTRATOR

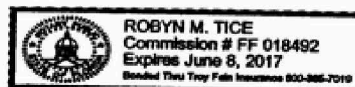
  
  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of  
January, 2016 by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.

  
NOTARY PUBLIC



This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCCONNELL, MATTIE B ET AL                      W 36ft 2in of E 230ft of N 150ft Bel No Blk 72 Belmont Tract  
515 W Strong St

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 1st day of July, 2015. Said lien shall be equal in dignity  
to all other special assessments for benefits against property within the City.

DATED this 11th day of September, 2015

THE CITY OF PENSACOLA  
a municipal corporation



BY:

ERIC W. OLSON  
CITY ADMINISTRATOR



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 15<sup>th</sup> day of September, 2015, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an oath.

  
NOTARY PUBLIC

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

**MCCONNELL, MATTIE B & EST OF FRANCES NICHOLSON**  
515 W Strong St

W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO  
BLK 72 BELMONT TRACT CASE NO 3535 CP 94  
TRUDIE

in the total amount of \$219.00(Two Hundred Nineteen & 00/100 )  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 11th day of September, 20 14. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

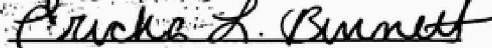
DATED this 26th day of November, 20 14.

THE CITY OF PENSACOLA  
a municipal corporation



BY:  
RICHARD BARKER JR.  
INTERIM CITY ADMINISTRATOR

ATTEST:

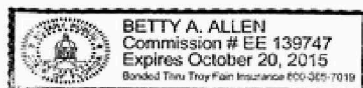


CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of  
December, 2014, by Richard Barker Jr., Interim City Administrator of the City of Pensacola, a  
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and  
~~did~~ did not take an oath.

  
NOTARY PUBLIC

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit

MCCONNELL, MATTIE ET AL  
515 W Strong St

W 36ft 2in of E 230ft of N 150ft Bel No  
Blk 72 Belmont Tract case #3535

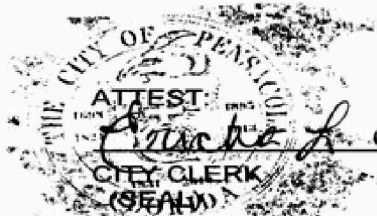
in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 13th day of January, 2014. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.

DATED this 25th day of March, 2014.

THE CITY OF PENSACOLA  
a municipal corporation

Colleen M. Castille  
BY:

COLLEEN M. CASTILLE  
CITY ADMINISTRATOR



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 27 day of  
March, 2014, by Colleen M. Castille, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. She is personally known to me and ~~did~~ did  
not take an oath.



Betty A. Allen  
NOTARY PUBLIC



This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit


MCCONNELL, MATTIE B ET AL  
515 W Strong Street

W 36ft 2 in of E 230 ft on N 150 ft Bel No Blk 72  
Belmont Tract Case No 3535 CP 94 Trudie or  
6376 P 1033 CA 94


in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 12th day of June, 2013. Said lien shall be equal  
in dignity to all other special assessments for benefits against property within the City.

DATED this 20th day of August, 2013.

THE CITY OF PENSACOLA  
a municipal corporation

  
BY  
ASHTON J. HAYWARD, III  
MAYOR

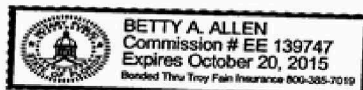
ATTEST:

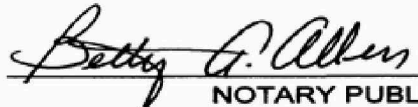
  
(CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 26<sup>th</sup> day of  
August, 2013, by Richard Barker, Jr., Chief Financial Officer of the City of Pensacola, a  
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and  
~~did~~ did not take an oath.



  
NOTARY PUBLIC

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCCONNELL, MATTIE  
& ESTATE OF FRANCES NICHOLSON  
515 W. Strong Street

W 36' 2" of E 230' of N 150' Bel No Block  
72 Belmont Tract

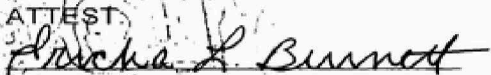
in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 17th day of December, 2013. Said lien shall  
be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 7th day of March, 20 13.

THE CITY OF PENSACOLA  
a municipal corporation

BY:  
WILLIAM H. REYNOLDS  
CITY ADMINISTRATOR

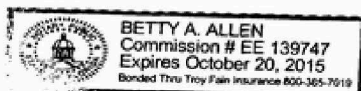
ATTEST

  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 11<sup>th</sup> day of  
March, 2013 by William H. Reynolds, City Administrator of the City of Pensacola, a  
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and  
~~did~~ did not take an oath.



  
NOTARY PUBLIC

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCCONNELL, MATTIE B.  
& ESTATE OF FRANCES NICHOLSON  
515 W. Strong Street

W 36'2" of E 230' of N 150' Bel No Block  
72, Belmont Tract

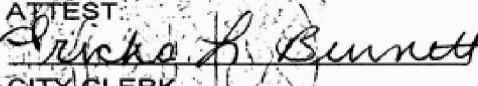
in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 8th day of October, 2012. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 8th day of October, 2012.

THE CITY OF PENSACOLA  
a municipal corporation

BY  
WILLIAM H. REYNOLDS  
CITY ADMINISTRATOR

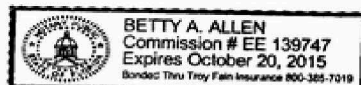
ATTEST

  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 9th day of  
October, 2012, by William H. Reynolds, City Administrator of the City of Pensacola, a  
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and  
~~did~~ did not take an oath.



  
NOTARY PUBLIC

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 08008 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:

MATTIE B MCCONNELL 1/2 INT & FRANCES NICHOLSON EST OF 1/2 INT  
11804 MOUNT ROBERT CT 11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238 FOUNTAIN VLY, CA 92708-1238

ESTATE OF FRANCES V NICHOLSON ESTATE OF FRANCES NICHOLSON  
11 CALLE DEL RARY 704 W 105TH ST APT 3  
POMONA, CA 91766 LOS ANGELES, CA 90044

MATTIE B MCCONNELL CITY OF PENSACOLA  
704 W 105TH ST APT 1 TREASURY DIVISION  
LOS ANGELES, CA 90044 P O BOX 12910  
PENSACOLA FL 32521

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. 08008**, 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:

**W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT CASE NO 3535 CP 94 TRUDIE OR 6376 P 1033 CA 94**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 131615000 (0324-07)**

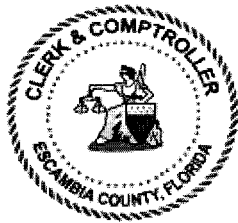
The assessment of the said property under the said certificate issued was in the name of

**MATTIE B MCCONNELL 1/2 INT & and FRANCES NICHOLSON EST OF 1/2 INT**

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 **third** 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

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. **08008**, 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:

**W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT CASE NO 3535 CP 94 TRUDIE OR 6376 P 1033 CA 94**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 131615000 (0324-07)**

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

**MATTIE B MCCONNELL 1/2 INT & and FRANCES NICHOLSON EST OF 1/2 INT**

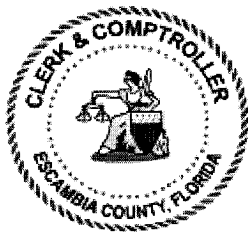
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **third** Wednesday in the month of March, which is the **6th** day of **March 2024**.

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.

### Post Property:

**515 W STRONG ST 32501**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIÁ COUNTY SHERIFF'S OFFICE  
ESCAMBIÁ COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0324-07

**Document Number:** ECSO24CIV002564NON

**Agency Number:** 24-003043

**Court:** TAX DEED

**County:** ESCAMBIÁ

**Case Number:** CERT NO 08008 2016

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE MATTIE B MCCONNELL 1/2 INT AND FRANCES NICHOLSON EST OF 1/2 INT

**Defendant:**

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

Received this Writ on 1/19/2024 at 8:52 AM and served same at 10:05 AM on 1/23/2024 in ESCAMBIÁ COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIÁ COUNTY, FLORIDA

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

  
K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

003043

## 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. 08008, 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:

**W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT CASE NO 3535 CP 94 TRUDIE OR 6376 P 1033 CA 94**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 131615000 (0324-07)**

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

**MATTIE B MCCONNELL 1/2 INT & and FRANCES NICHOLSON EST OF 1/2 INT**

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 **third** 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.

### Post Property:

**515 W STRONG ST 32501**



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
JAN 13 2024  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



MATTIE B MCCONNELL 1/2 INT &  
[0324-07]  
11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238

9171 9690 0935 0128 0675 31

*RTN- unable to Forward*

ESTATE OF FRANCES V NICHOLSON  
[0324-07]  
11 CALLE DEL RARY  
POMONA, CA 91766

9171 9690 0935 0128 0674 87

MATTIE B MCCONNELL [0324-07]  
704 W 105TH ST APT 1  
LOS ANGELES, CA 90044

9171 9690 0935 0128 0674 63

FRANCES NICHOLSON EST OF 1/2 INT  
[0324-07]  
11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238

9171 9690 0935 0128 0674 94

*RTN- unable to Forward*

ESTATE OF FRANCES NICHOLSON  
[0324-07]  
704 W 105TH ST APT 3  
LOS ANGELES, CA 90044

9171 9690 0935 0128 0674 70

CITY OF PENSACOLA [0324-07]  
TREASURY DIVISION  
P O BOX 12910  
PENSACOLA FL 32521

9171 9690 0935 0128 0674 56

## Mattie B McConnell

Age 92, Born September 1931

Lives in Fountain Valley, CA

(949) 212-1808

-DISC



### Background Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Evictions & Foreclosures
- Marriage & Divorce Records
- Bankruptcies, Liens & Judgments
- Assets & Properties
- Business Records
- Professional Licenses
- Social Media Records

[View Background Report](#)



### Also Seen As

Mattie Beatrice McConnell, Robert C McConnell, Mattie Beatrice Mc, Rob C McConnell, Bob C McConnell, Mattie B Mc Connell



### Current Address

11804 Mount Robert Ct

Fountain Valley, CA 92708

\$815,000 | 3 Bed | 2.5 Bath | 1656 Sq Ft | Built 1972

Orange County

(Jan 2018 - Feb 2024)

**Attention Real Estate Investors!**

Professional investors use [PropertyReach.com](https://www.propertyreach.com) to get leads, try it for free for 7 days!



### Phone Numbers

(949) 212-1808 - Wireless

**Possible Primary Phone**

Last reported Jan 2024

AT&T

(702) 481-7753 - Wireless

Last reported Dec 2013

T-Mobile USA

(310) 639-5192 - Landline

Last reported Aug 2010

Pacific Bell Telephone Company

(702) 914-0567 - Landline

Last reported Mar 2012

CenturyLink

(702) 897-9659 - Landline

Last reported Apr 2012

CenturyLink

(702) 917-5341 - Wireless

Last reported May 2020

MetroPCS



### Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Bankruptcies, Judgments, Liens
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- Age
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Complete Background Check





## Email Addresses

fpmcc1523@gmail.com



## Current Address Property Details

11804 Mount Robert Ct  
Fountain Valley, CA 92708

|                 |                  |                           |                                      |
|-----------------|------------------|---------------------------|--------------------------------------|
| Bedrooms        | Bathrooms        | Square Feet               | Year Built                           |
| 3               | 3                | 1,656                     | 1972                                 |
| Estimated Value | Estimated Equity | Last Sale Amount          | Last Sale Date                       |
| \$815,000       | \$212,284        | \$663,000                 | 06/07/2021                           |
| Occupancy Type  | Ownership Type   | Land Use                  | Property Class                       |
| Owner Occupied  | Individual       | Single Family Residential | Residential                          |
| Subdivision     | Lot Square Feet  | APN                       | School District                      |
| Tract No 7753   | 1,900            | 144-444-40                | Garden Grove Unified School District |



## Previous Addresses

515 W Strong St  
Pensacola, FL 32501  
Escambia County  
(Jan 2009 - Jan 2022)

7840 Waltz St  
Las Vegas, NV 89123  
Clark County  
(Oct 1995 - Jun 2019)

11231 Cashmere St  
Los Angeles, CA 90049  
Los Angeles County  
(Dec 2000 - Sep 2013)

1332 E Helmick St  
Carson, CA 90746  
Los Angeles County  
(Oct 1989 - Oct 2018)

8778 Spectrum Center Blvd #B321  
San Diego, CA 92123  
San Diego County  
(Dec 2000 - May 2021)

203 Corte Tierra Cielo  
San Clemente, CA 92673  
Orange County  
(Jan 2001 - Feb 2016)



## Criminal Records Report Sponsored Link

- Arrest & Criminal Records
- Warrants & Police Records
- Misdemeanors & Felonies
- Nationwide Court Records
- Registered Sex Offender Check
- Speeding Tickets

[View Criminal Records Report](#)

## Sponsored Links



## Possible Relatives

May include parents (mother, father), spouse (wife, husband), exes, brothers, sisters, children

|  |                                   |                                    |  |
|--|-----------------------------------|------------------------------------|--|
| <u>Robert McConnell</u><br>Age 94<br>Possible Spouse | <u>Aaron McConnell</u><br>Age 34  | <u>Anthony McConnell</u><br>Age 65 | <u>Christopher McConnell</u><br>Age 38 |
| <u>Kevin McConnell</u><br>Age 66                     | <u>Kevin McConnell</u><br>Age 61  | <u>Linda McConnell</u><br>Age 81   | <u>Linda McConnell</u><br>Age 77       |
| <u>Reginald McConnell</u><br>Age 72                  | <u>Billy McConnell</u><br>Age 111 | <u>Cheryl McConnell</u><br>Age 66  | <u>Denise McConnell</u><br>Age 44      |



## Possible Associates

May include current and past roommates, friends, and extended family

|                                       |                                   |                                  |                                 |
|---------------------------------------|-----------------------------------|----------------------------------|---------------------------------|
| <u>Andrea Velasco</u><br>Age 39       | <u>Cary Robinson</u><br>Age 127   | <u>Sharon Robinson</u><br>Age 80 | <u>Tatiana Harris</u><br>Age 54 |
| <u>James McDowell</u><br>Age 71       | <u>Anthony Mitchell</u><br>Age 57 | <u>Belinda Franson</u><br>Age 53 | <u>Cheryl Bender</u><br>Age 65  |
| <u>Christina Hilgendorf</u><br>Age 43 | <u>Kevin Ray</u><br>Age 38        | <u>Marsha McRoyal</u><br>Age 85  | <u>Mary McCarthy</u><br>Age 58  |



## Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Bankruptcies, Judgments, Liens
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- Age
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Complete Background Check

[View Background Report](#)

advertisement

## FAQ

Where does **Mattie Beatrice McConnell** live?

**Mattie Beatrice McConnell's** address is 11804 Mount Robert Ct Fountain Valley, CA 92708.

How old is **Mattie Beatrice McConnell**?

**Mattie Beatrice McConnell's** age is 92 years old.

What is **Mattie Beatrice McConnell's** phone number?

**Mattie Beatrice McConnell's** number is (949) 212-1808.

Is **Mattie Beatrice McConnell** married?

**Mattie Beatrice McConnell** is married to Robert McConnell.

TruePeopleSearch.com is not a Consumer Reporting Agency (CRA) as defined by the Fair Credit Reporting Act (FCRA). This site can't be used for employment, credit or tenant screening, or any related purpose.

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

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2024 FEB -7 A 11:04

ESCAMBIA COUNTY, FL

FRANCES NICHOLSON EST OF 1/2 INT  
[0324-07]

11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238

**CERTIFIED MAIL™**



9171 9690 0935 0128 0674 94

PELS 3000 FL 325

23 JAN 2024 PM 2:51



quadiant

FIRST-CLASS MAIL  
IMI

**\$007.36<sup>9</sup>**

01/23/2024 ZIP 32502  
043M31219251

**US POSTAGE**

*Handwritten signature/initials*

NIXIE

911 FE 1

0001/31/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335

\*2738-04723-23-41

UTF

92708-1238-1233

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2024 FEB -7 A 11: 00

ESCAMBIA COUNTY, FL

MATTIE B MCCONNELL 1/2 INT &

[0324-07]

11804 MOUNT ROBERT CT

FOUNTAIN VLY, CA 92708-1238



PENSACOLA FL 325

23 FEB 2024 PM 2:15

9171 9690 0935 0128 0675 31



quadiant

FIRST-CLASS MAIL  
IMI

**\$007.36<sup>0</sup>**

01/23/2024 ZIP 32502  
043M31219251

US POSTAGE

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NIXIE

911 FE 1

0001/31/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF

BC: 32502583335

\*2738-07860-23-41

92708-1238-1233

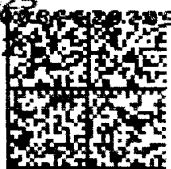
CERTIFIED MAIL™

BC: 3250258335 \*2252-01668-04-23



FL 325

23 MAR 2024 PM 10



Client

FIRST-CLASS MAIL  
IMI

\$007.36<sup>0</sup>

01/23/2024 ZIP 32502  
043M31219251

US POSTAGE

35 0128 0674 87

2024 FEB 14 A 11:00

2024 FEB 14 A 11:00

2024 FEB 14 A 11:00

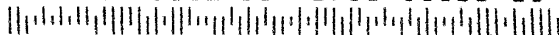
NSN

ESTATE OF FRANCES V NICHOLSON  
[0324-07]  
11 CALLE DEL RARY  
POMONA, CA 91766

910 AA 1 N C0002/01/24  
UNABLE TO FORWARD/FOR REVIEW  
\*\*C049\*\*

91766-4739 FWD  
91766-4739

BC: 91766473911 DU \*2738-06628-23-41





**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 23



quadiant

FIRST-CLASS MAIL  
IMI

**\$007.36<sup>0</sup>**

01/23/2024 ZIP 32502  
043M31219251

US POSTAGE

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FAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2024 MAR -7 P 12:55  
PENSACOLA COUNTY, FL  
ESTATE OF FRANK S NICHOLSON  
[0324-00]  
704 W 105TH ST APT  
LOS ANGELES, CA 90044

N/L  
01/29

NIXIE

911 DE 1

0003/01/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32502583335

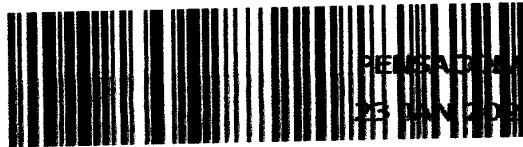
\*2738-06626-23-41



UNC

901825-02-5933

CERTIFIED MAIL™



PENSACOLA FL 325  
23 JAN 2024 PM 2



9171 9690 0935 0128 0674 63

quadiant  
FIRST-CLASS MAIL  
IMI  
**\$007.36<sup>0</sup>**  
01/23/2024 ZIP 32502  
043M31219251

US POSTAGE

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

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2024 MAR -7 P 12:55

EDCOLUMBIA COUNTY, FL

N/L  
01/29

MATTIE B MCCONNELL [0324-07]  
704 W 105TH ST APT 1  
LOS ANGELES, CA 90044

9400922252061170

UNC

90024-0444801

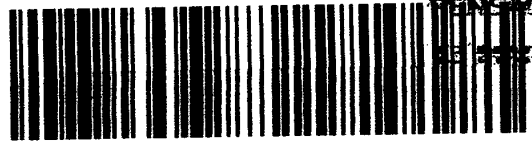
NIXIE 911 DE 1 0003/01/24  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32502583335 \*2738-04501-23-41



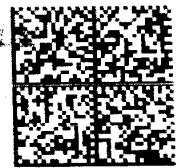
**CERTIFIED MAIL™**

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



PENSACOLA FL 325

15 MAR 2024 11:11



9171 9690 0935 0127 1788 32

quadiënt  
FIRST-CLASS MAIL  
IMI  
**\$007.36<sup>0</sup>**  
03/13/2024 ZIP 32502  
043M31219251

**US POSTAGE**

CHILDERS  
COURT  
FILED  
26 A 10:37  
PENSACOLA COUNTY, FL

**NOTICE OF SURPLUS FUNDS FROM TAX DEED**

ESTATE OF FRANCES V NICHOLSON  
11 CALLE DEL RARY  
POMONA, CA 91766

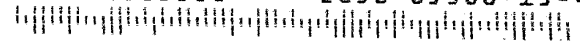
Tax Deed File # 0324-07

NIXIE 911 DE 1 0003/19/24

RETURN TO SENDER  
NO MAIL RECEPTACLE  
UNABLE TO FORWARD

BC: 32502585335 \*2658-05966-13-45

01700510305053





# 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 |
|----------------|--------------|-------------|---------------------------|
| 13-1615-000    | 16           |             | 000S009010011072          |

MCCONNELL MATTIE B 1/2 INT &  
NICHOLSON FRANCES EST OF 1/2 INT  
11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238

PROPERTY ADDRESS:  
515 W STRONG ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

16/8008

| AD VALOREM TAXES             |              |                |                  |                |                                  |
|------------------------------|--------------|----------------|------------------|----------------|----------------------------------|
| TAXING AUTHORITY             | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED                     |
| COUNTY                       | 6.6165       | 20,709         | 0                | 20,709         | 137.02                           |
| PUBLIC SCHOOLS               |              |                |                  |                |                                  |
| BY LOCAL BOARD               | 1.9620       | 54,260         | 0                | 54,260         | 106.46                           |
| BY STATE LAW                 | 3.1820       | 54,260         | 0                | 54,260         | 172.66                           |
| PENSACOLA                    | 4.2895       | 20,709         | 0                | 20,709         | 88.83                            |
| WATER MANAGEMENT             | 0.0234       | 20,709         | 0                | 20,709         | 0.48                             |
| M.S.T.U. LIBRARY             | 0.3590       | 20,709         | 0                | 20,709         | 7.43                             |
| ESCAMBIA CHILDRENS TRUST     | 0.4365       | 20,709         | 0                | 20,709         | 9.04                             |
| <b>TOTAL MILLAGE</b> 16.8689 |              |                |                  |                | <b>AD VALOREM TAXES</b> \$521.92 |

| LEGAL DESCRIPTION   | NON-AD VALOREM ASSESSMENTS |               |
|---|----------------------------|---------------|
|   | TAXING AUTHORITY           | AMOUNT        |
| W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK<br>72 BELMONT TRACT CASE NO 3535 CP<br>See Additional Legal on Tax Roll |                            |               |
| <b>NON-AD VALOREM ASSESSMENTS</b>   |                            | <b>\$0.00</b> |

|  |  |  |
|--|--|--|
| <b>Pay online at EscambiaTaxCollector.com</b>                |  | <b>COMBINED TAXES AND ASSESSMENTS</b> \$521.92 |
| <i>Payments must be in U.S. funds drawn from a U.S. bank</i> |  |  |

|                   |                     |                     |  |  |  |
|-------------------|---------------------|---------------------|--|--|--|
| <b>If Paid By</b> | <b>Feb 29, 2024</b> | <b>Mar 31, 2024</b> |  |  |  |
| <b>Please Pay</b> | <b>\$516.70</b>     | <b>\$521.92</b>     |  |  |  |

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

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

### PAY ONLY ONE AMOUNT

|                   |              |
|-------------------|--------------|
| AMOUNT IF PAID BY | Feb 29, 2024 |
|                   | 516.70       |
| AMOUNT IF PAID BY | Mar 31, 2024 |
|                   | 521.92       |
| AMOUNT IF PAID BY |              |
| AMOUNT IF PAID BY |              |
| AMOUNT IF PAID BY |              |

DO NOT FOLD, STAPLE, OR MUTILATE

|                         |
|-------------------------|
| <b>ACCOUNT NUMBER</b>   |
| 13-1615-000             |
| <b>PROPERTY ADDRESS</b> |
| 515 W STRONG ST         |

MCCONNELL MATTIE B 1/2 INT &  
NICHOLSON FRANCES EST OF 1/2 INT  
11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238

PRIOR YEAR(S) TAXES  
OUTSTANDING



# 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 08008

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 12:48:16 -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 12:48:54 -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. 08008, 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:

W 36 FT 2 IN OF E 230 FT OF N 150 FT  
BEL NO BLK 72 BELMONT TRACT  
CASE NO 3535 CP 94 TRUDIE OR 6376  
P 1033 CA 94 SECTION 00, TOWNSHIP  
0 S, RANGE 00 W

TAX ACCOUNT NUMBER 131615000  
(0324-07)

The assessment of the said property under the said certificate issued was in the name of MATTIE B MCCONNELL 1/2 INT & and FRANCES NICHOLSON EST OF 1/2 INT

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 third Wednesday in the month of March, which is the 6th day of March 2024.

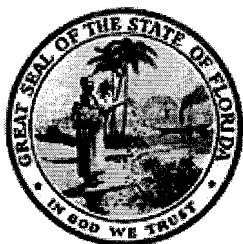
Dated this 18th day of January 2024.

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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

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

**Cert # 008008 of 2016 Date 3/6/2024  
 Name ANITA MILLER**

**Cash Summary**

Cash Deposit \$2,280.00  
 Total Check \$43,681.70  
 Grand Total \$45,961.70

Purchase Price (high bid amount) \$45,600.00  
 + adv recording deed \$10.00  
 + adv doc. stamps deed \$319.20  
 + Adv Recording For Mailing \$18.50

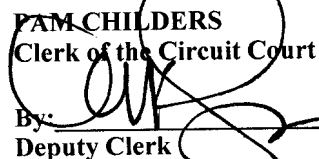
Total Check \$43,681.70  
 Adv Recording Deed \$10.00  
 Adv Doc. Stamps \$319.20

Opening Bid Amount \$6,339.95  
 - postage \$44.40  
 - Researcher Copies \$0.00

Postage \$44.40  
 Researcher Copies \$0.00

- Homestead Exempt \$0.00  
 =Registry of Court \$6,295.55  
 Purchase Price (high bid) \$45,600.00  
 -Registry of Court \$6,295.55  
 -advance recording (for mail certificate) \$18.50  
 -postage \$44.40  
 -Researcher Copies \$0.00  
 = Overbid Amount \$39,260.05

Adv Recording Mail Cert \$18.50  
 Clerk's Prep Fee \$14.00  
 Registry of Court \$6,295.55  
 Overbid Amount \$39,260.05

**PAM CHILDERS**  
 Clerk of the Circuit Court  
 By:   
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**Case # 2016 TD 008008**

**Sold Date 3/6/2024**

**Name ANITA MILLER**

|                             |             |
|-----------------------------|-------------|
| RegistryOfCourtT = TAXDEED  | \$6,295.55  |
| overbidamount = TAXDEED     | \$39,260.05 |
| PostageT = TD2              | \$44.40     |
| Researcher Copies = TD6     | \$0.00      |
| prepFee = TD4               | \$14.00     |
| advdocstampsdeed = TAXDEED  | \$319.20    |
| advancerecording = TAXDEED  | \$18.50     |
| AdvRecordingDeedT = TAXDEED | \$10.00     |

**Date**

**Docket**

**Desc**



|           |             |   |
|-----------|-------------|---|
| 6/1/2016  | 0101        | CASE FILED 06/01/2016 CASE NUMBER<br>2016 TD 008008   |
| 7/24/2023 | TD83        | TAX COLLECTOR CERTIFICATION   |
| 7/24/2023 | TD84        | PA'S INFO   |
| 7/24/2023 | RECEIPT     | PAYMENT \$456.00 RECEIPT<br>#2023055509   |
| 7/24/2023 | TD84        | NOTICE OF TDA   |
| 1/10/2024 | TD82        | PROPERTY INFORMATION REPORT   |
| 1/24/2024 | TD81        | CERTIFICATE OF MAILING  |
| 2/1/2024  | TD84        | SHERIFF'S RETURN OF SERVICE   |
| 2/2/2024  | CheckMailed | CHECK PRINTED: CHECK # 900036562 -<br>- REGISTRY CHECK  |
| 2/2/2024  | CheckVoided | CHECK # 900036562 VOIDED:<br>ESCAMBIA SUN PRESS 605 S OLD<br>CORY FIELD RD PENSACOLA, FL 32507      |
| 2/2/2024  | CheckVoided | CHECK # 900036562 VOIDED:<br>ESCAMBIA SUN PRESS 605 S OLD<br>CORY FIELD RD PENSACOLA, FL 32507      |
| 2/5/2024  | CheckVoided | CHECK (CHECKID 132550) VOIDED:<br>ESCAMBIA SUN PRESS 605 S OLD<br>CORY FIELD RD PENSACOLA, FL 32507 |
| 2/5/2024  | CheckMailed | CHECK PRINTED: CHECK # 900036625 -<br>- REGISTRY CHECK  |
| 2/23/2024 | TD84        | CERT MAIL TRACKING AND RETURNED<br>MAIL   |
| 2/26/2024 | TD84        | 2023 TAX BILL   |

|           |             |  |
|-----------|-------------|--|
| 2/29/2024 | TD84        | PROOF OF PUBLICATION   |
| 3/1/2024  | CheckVoided | CHECK (CHECKID 132993) VOIDED:<br>ESCAMBIA COUNTY SHERIFF'S OFFICE<br>1700 W LEONARD ST PENSACOLA, FL<br>32501 |
| 3/1/2024  | CheckMailed | CHECK PRINTED: CHECK # 900036740 -<br>- REGISTRY CHECK   |

**FEES**

| EffectiveDate         | FeeCode | FeeDesc                | TotalFee | AmountPaid | WaivedAmount | AmountOutstanding |
|-----------------------|---------|------------------------|----------|------------|--------------|-------------------|
| 7/24/2023 12:34:11 PM | RECORD2 | RECORD FEE FIRST PAGE  | 10.00    | 10.00      | 0.00         | 0.00              |
| 7/24/2023 12:34:12 PM | TAXDEED | TAX DEED CERTIFICATES  | 320.00   | 320.00     | 0.00         | 0.00              |
| 7/24/2023 12:34:11 PM | TD4     | PREPARE ANY INSTRUMENT | 7.00     | 7.00       | 0.00         | 0.00              |
| 7/24/2023 12:34:12 PM | TD7     | ONLINE AUCTION FEE     | 59.00    | 59.00      | 0.00         | 0.00              |
| 7/24/2023 12:34:56 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 12:37:41 PM | 2023055509    | 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 10:12:27 AM  | Check (outgoing) | 101870877     | ESCAMBIA COUNTY SHERIFF'S OFFICE | 1700 W LEONARD ST        | 40.00          | 900036740 CLEARED ON 3/1/2024 |
| 2/5/2024 7:42:45 AM   | Check (outgoing) | 101864197     | ESCAMBIA SUN PRESS               | 605 S OLD CORRY FIELD RD | 200.00         | 900036625 CLEARED ON 2/5/2024 |
| 7/24/2023 12:37:41 PM | Deposit          | 101812441     | BUFFALO BILL LLC                 |                          | 320.00         | Deposit                       |
|                       | <b>Deposited</b> |               | <b>Used</b>                      |                          | <b>Balance</b> |                               |
|                       | 320.00           |               | 13,720.00                        |                          | -13,400.00     |                               |



## Auction Results Report

\*\* Doc stamps for tax sale.

Edit Name on Title



Payment due at 11:00 AM CT on the

Name on Title

Custom Fields

Style

Case Number: 2016 TD 008008

Result Date: 03/06/2024

### Title Information:

Name:

SEE CHELL INVESTMENTS LLC

Address1:

1221 E JACKSON ST

Address2:

City:

PENSACOLA

State:

FL

Zip:

32501

Cancel

Update

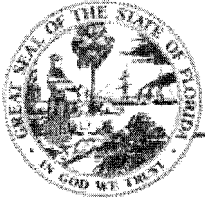
| EA Fee | POPR Fee | Doc ** Stamps | Total Due   |
|--------|----------|---------------|-------------|
| \$0.00 | \$0.00   | \$56.70       | \$7,794.20  |
| \$0.00 | \$0.00   | \$84.70       | \$11,622.20 |
| \$0.00 | \$0.00   | \$375.20      | \$51,337.70 |
| \$0.00 | \$0.00   | \$319.20      | \$43,681.70 |
| \$0.00 | \$0.00   | \$133.00      | \$18,225.50 |
| \$0.00 | \$0.00   | \$177.10      | \$24,254.60 |
| \$0.00 | \$0.00   | \$217.70      | \$29,805.20 |
| \$0.00 | \$0.00   | \$116.90      | \$16,024.40 |
| \$0.00 | \$0.00   | \$98.70       | \$13,536.20 |

65343

Anita Miller

\$45,600.00

Deposit  
\$2,280.00



# 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

MATTIE B MCCONNELL  
704 W 105TH ST APT 1  
LOS ANGELES, CA 90044

Tax Deed File # 0324-07  
Certificate # 08008 of 2016  
Account # 131615000

Property legal description:

**W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT CASE NO 3535 CP 94 TRUDIE OR 6376 P 1033 CA 94**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **March 6, 2024**, and a surplus of **\$38,616.65** (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

9171 9690 0935 0127 1788 18

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

ESTATE OF FRANCES V NICHOLSON  
11 CALLE DEL RARY  
POMONA, CA 91766

Tax Deed File # 0324-07  
Certificate # 08008 of 2016  
Account # 131615000

Property legal description:

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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 1788 32



# 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

ESTATE OF FRANCES NICHOLSON  
704 W 105TH ST APT 3  
LOS ANGELES, CA 90044

Tax Deed File # 0324-07  
Certificate # 08008 of 2016  
Account # 131615000

Property legal description:

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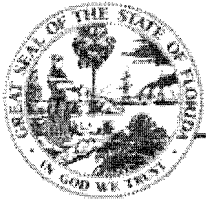


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 1788 25



# 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

MATTIE B MCCONNELL 1/2 INT &  
11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238

Tax Deed File # 0324-07  
Certificate # 08008 of 2016  
Account # 131615000

Property legal description:

**W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT CASE NO 3535 CP 94 TRUDIE OR 6376 P 1033 CA 94**

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Dated this 13th day of March 2024.

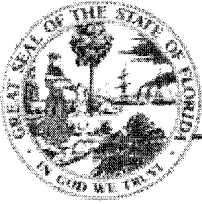


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 1788 49



# 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

FRANCES NICHOLSON EST OF 1/2 INT  
11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238

Tax Deed File # 0324-07  
Certificate # 08008 of 2016  
Account # 131615000

Property legal description:

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Dated this 13th day of March 2024.

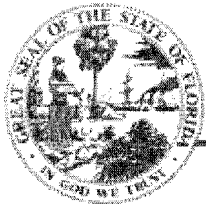


ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

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

**9171 9690 0935 0127 1788 01**



# 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

CITY OF PENSACOLA

13 CITY LIENS IN PROPERTY INFORMATION REPORT.

Tax Deed File # 0324-07

Certificate # 08008 of 2016

Account # 131615000

Property legal description:

**W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT CASE NO 3535 CP 94 TRUDIE OR 6376 P 1033 CA 94**

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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  
ESCAMBIA COUNTY FLORIDA  
INST# 2024018712 3/12/2024 12:29 PM  
OFF REC BK: 9116 PG: 745 Doc Type: COM  
Recording \$18.50

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 08008 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:

MATTIE B MCCONNELL 1/2 INT & FRANCES NICHOLSON EST OF 1/2 INT  
11804 MOUNT ROBERT CT 11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238 FOUNTAIN VLY, CA 92708-1238

ESTATE OF FRANCES V NICHOLSON ESTATE OF FRANCES NICHOLSON  
11 CALLE DEL RARY 704 W 105TH ST APT 3  
POMONA, CA 91766 LOS ANGELES, CA 90044

MATTIE B MCCONNELL CITY OF PENSACOLA  
704 W 105TH ST APT 1 TREASURY DIVISION  
LOS ANGELES, CA 90044 P O BOX 12910  
PENSACOLA FL 32521

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 08008

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 12:48:16 -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 12:48:54 -06'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**



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

Page 1 of 1

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That BUF-  
FALO BILL LLC holder of Tax Certificate  
No. 08008, 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 fol-  
lowing described property in the County of  
Escambia, State of Florida, to wit:

W 36 FT 2 IN OF E 230 FT OF N 150 FT  
BEL NO BLK 72 BELMONT TRACT  
CASE NO 3535 CP 94 TRUDIE OR 6376  
P 1033 CA 94 SECTION 00, TOWNSHIP  
0 S, RANGE 00 W

TAX ACCOUNT NUMBER 131615000  
(0324-07)

The assessment of the said property under  
the said certificate issued was in the name  
of MATTIE B MCCONNELL 1/2 INT &  
and FRANCES NICHOLSON EST OF 1/2  
INT

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 third  
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 pro-  
vision of certain assistance. Please contact  
Emily Hogg not later than seven days prior  
to the proceeding at Escambia County Gov-  
ernment 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

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024018713 3/12/2024 12:29 PM  
OFF REC BK: 9116 PG: 747 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$319.20

Tax deed file number 0324-07

Parcel ID number 000S009010011072

## TAX DEED

Escambia County, Florida

for official use only

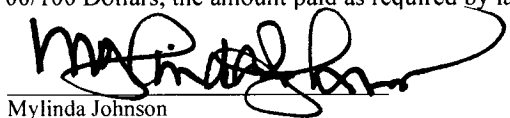
Tax Certificate numbered 08008 issued on June 1, 2016 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 **SEE CHELL INVESTMENTS LLC**, 1221 E JACKSON ST PENSACOLA FL 32501, who was the highest bidder and has paid the sum of the bid as required by law.

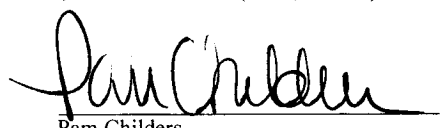
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

**Description of lands: W 36 FT 2 IN OF E 230 FT OF N 150 FT BEL NO BLK 72 BELMONT TRACT CASE NO 3535 CP 94 TRUDIE OR 6376 P 1033 CA 94 SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

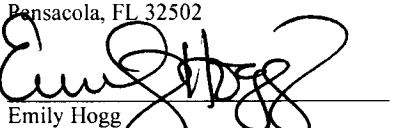
**\*\* Property previously assessed to: MATTIE B MCCONNELL 1/2 INT &, FRANCES NICHOLSON EST OF 1/2 INT**

On 6th day of March 2024, in Escambia County, Florida, for the sum of ( \$45,600.00) FORTY FIVE THOUSAND SIX HUNDRED AND 00/100 Dollars, the amount paid as required by law.

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

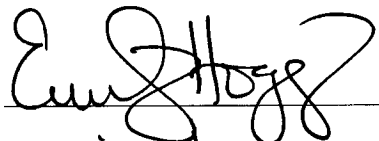
  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



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

On this 6<sup>th</sup> 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 008008

Account #

131615000

Property Owner

Mattie B McConnell 1/2 Int

Frances Nicholson Est of 1/2 Int

Property Address

515 W Strong St. 32501

SOLD TO:

Anita Miller \$45,600.00

Amt Available to Disburse \$

| Disbursed to/for:                      | Amount:       |
|--|---------------|
| Recording Fees (from TXD receipt)      | \$ 347.70 ✓   |
| Clerk Registry Fee (fee due clerk tab) | \$ 606.40 ✓   |
| Tax Collector Fee (from redeem screen) | \$ 12.50 ✓    |
| Certificate holder/taxes & app fees    | \$ 5,761.13 ✓ |
| Refund High Bidder unused sheriff fees | \$ 80.00 ✓    |
| Additional taxes 2023                  | \$ 521.92 ✓   |
| Postage final notices                  | \$ 37.00 ✓    |
| CITY LIENS                             | \$ 2231.00    |
| REGINALD McCONNELL                     | \$ 4548.21    |
| JUPITER / ANTHONY                      | \$ 4548.21    |
| JUPITER / AARON                        | \$ 4548.21    |
|  | \$            |

| Check #                | Balance      |
|------------------------|--------------|
|                        | \$           |
| Key Fee in BM as OR860 | \$           |
|                        | \$           |
|                        | \$           |
|                        | \$           |
|                        | \$ 38,653.65 |
|                        | \$ 38,616.45 |
|                        | \$ 34,385.15 |
| 2014 OP 00261          | \$           |
| "                      | \$           |
| 2015 CP 00786          | \$ 22,741.02 |
|                        | \$           |

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:

|   |          |         |
|---|----------|---------|
| ✓ |          | Due \$  |
| ✓ |          | Paid \$ |
| ✓ | 13 city  | Due \$  |
| ✓ | LIENS OF | Paid \$ |
| ✓ | RECORD   | Due \$  |
| ✓ |          | Paid \$ |
|   |          | Due \$  |
|   |          | Paid \$ |
|   |          | Due \$  |
|   |          | Paid \$ |
|   |          | Due \$  |
|   |          | Paid \$ |
|   |          | Due \$  |
|   |          | Paid \$ |
|   |          | Due \$  |
|   |          | Paid \$ |
|   |          | Due \$  |
|   |          | Paid \$ |

Notes:

LEAVES SURPLUS  
BALANCE \$ 22,741.02

- \* FRANCES McCONNELL
- \* 4548.21
- \* FRANCES NICHOLSON

18,192.81

THE CITY OF PENSACOLA

P. O. BOX 12910

PENSACOLA, FLORIDA 32521-0044

To: Office of Pam Childers  
Attention: Mylinda Johnson  
Phone: 850-595-4813  
Email: Mjohnson@escambiaclerk.com

March 12, 2024

Property Owner: Mattie Mcconnell & Estate of Frances Nicholson  
Property Location: 515 W Strong Street  
Legal Description: W 36'2" OF E 230' OF N 150' BEL NO BLOCK  
72 BELMONT TRACT

|  |           |   |
|--|-----------|---|
| Customer No. 002862, Invoice #0117985-WO<br>O.R. 6922, Page 0033, 10/08/12 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0119417-WO<br>O.R. 6987, Page 0885, 03/07/13 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0121075-WO<br>O.R. 7069, Page 0132, 08/20/13 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0123181-WO<br>O.R. 7152, Page 1314, 03/25/14 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0125707-WO<br>O.R. 7268, Page 1747, 11/26/14 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0128350-WO<br>O.R. 7407, Page 1138, 09/11/15 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0129469-WO<br>O.R. 7473, Page 1984, 01/27/16 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0132125-WO<br>O.R. 7614, Page 1005, 10/18/16 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0134748-WO<br>O.R. 7746, Page 0640, 07/07/17 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0136161-WO<br>O.R. 7820, Page 1681, 11/20/17 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0140959-WO<br>O.R. 8058, Page 0125, 02/27/19 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0143108-WO<br>O.R. 8157, Page 1205, 08/12/19 | \$ 219.00 | / |
| Customer No. 002862, Invoice #0144066-WO<br>O.R. 8198, Page 0362, 11/01/19 | \$ 219.00 | / |

Paid on account \$ - 876.00

Recording and Cancellation fees (13 liens) \$ 260.00

TOTAL OWED \$ 2,231.00

PLEASE REMIT DIRECTLY TO THE TREASURY DIVISION

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

December 30, 2023

Tax Account #: **13-1615-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MATTIE B MCCONNELL AND ESTATE OF FRANCES NICHOLSON**

**By Virtue of Order of Administration Unnecessary of Estate of Turdie H Stanley Probate Case #3535 and Certificate of Death for Frances V Nicholson recorded 9/16/2008 in OR 6376/1033**

**ABSTRACTOR'S NOTE: WE WERE UNABLE TO FIND A CONVEYANCE INTO TRUDIE H STANLEY RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

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 for Improvements in favor of City of Pensacola recorded 11/14/2019 OR 8198/362 ✓
  - b. Lien for Improvements in favor of City of Pensacola recorded 9/4/2019 OR 8157/1205 ✓
  - c. Lien for Improvements in favor of City of Pensacola recorded 3/7/2019 OR 8058/125 ✓
  - d. Lien for Improvements in favor of City of Pensacola recorded 12/11/2017 OR 7820/1681 ✓
  - e. Lien for Improvements in favor of City of Pensacola recorded 7/18/2017 OR 7746/640 ✓
  - f. Lien for Improvements in favor of City of Pensacola recorded 10/28/2016 OR 7614/1005 ✓
  - g. Lien for Improvements in favor of City of Pensacola recorded 2/4/2016 OR 7473/1984 ✓
  - h. Lien for Improvements in favor of City of Pensacola recorded 9/17/2015 OR 7407/1138 ✓
  - i. Lien for Improvements in favor of City of Pensacola recorded 12/5/2014 OR 7268/1747 ✓
  - j. Lien for Improvements in favor of City of Pensacola recorded 4/1/2014 OR 7152/1314 ✓
  - k. Lien for Improvements in favor of City of Pensacola recorded 8/30/2013 OR 7069/132 ✓
  - l. Lien for Improvements in favor of City of Pensacola recorded 3/13/2013 OR 6987/885 ✓
  - m. Lien for Improvements in favor of City of Pensacola recorded 10/17/2012 OR 6922/33 ✓

4. Taxes:

**Taxes for the year(s) 2015-2022 are delinquent.**

**Tax Account #: 13-1615-000**

**Assessed Value: \$20,709.00**

**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.

**CERTIFIED MAIL™**

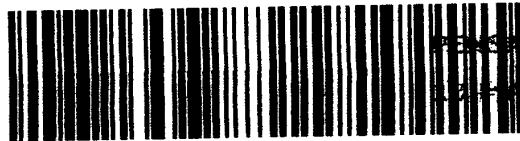
**Pam Childers**

Clerk of the Circuit Court & Compt

Official Records

221 Palafox Place, Suite 110

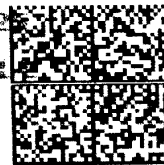
Pensacola, FL 32502



9171 9690 0935 0127 1788 25

PENSACOLA FL 32502

12:44 PM 03/13/2024



quadiant

FIRST-CLASS MAIL

IMI

**\$007.36<sup>0</sup>**

03/13/2024 ZIP 32502

043M31219251

**US POSTAGE**

CLERK OF THE CIRCUIT COURT  
PENSACOLA, FL

2024 MAR 28 A

ESCAMBIA COUNTY

*Person drr 4*  
*12C*

ESTATE OF FRANCES NICHOLSON

704 W 105TH ST APT 3

LOS ANGELES, CA 90044

Tax Deed File # 0324-07

Certificate # 08008 of 2016

# 121615000

50044-444908

32502>5833

NIXIE

911

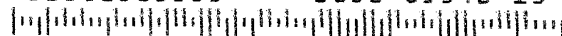
DE 1

0003/20/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335

\*2638-05948-13-45



CERTIFIED MAIL™

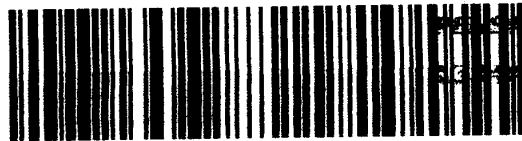
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

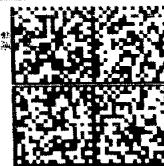
Pensacola, FL 32502



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PENSACOLA FL 325

REGISTERED MAIL



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FIRST-CLASS MAIL

IMI

**\$007.36<sup>0</sup>**

03/13/2024 ZIP 32502

043M31219251

US POSTAGE

2024 MAR 28 A

ESCAMBIA COUNTY

MATTIE B MCCONNELL

704 W 105TH ST APT 1

LOS ANGELES, CA 90044

Tax Deed File # 0324-07

Certificate # 08008 of 2016

*person  
in 2 file*

NIXIE

911 DE 1

0003/20/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

90044-44490E

32502>5833

BC: 32502583335

\*2638-05831-13-45



**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Compt

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

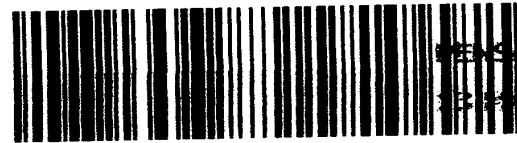
PAM CHILDERS  
(C & COM)  
FILED

APR -2 A 11:24

WALDA COUNTY, FL

MATTIE B MCCONNELL 1/2 INT &  
11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238

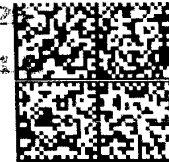
Tax Deed File # 0324-07  
Certificate # 08008 of 2016



9171 9690 0935 0127 1788 49

PENSACOLA FL 32502

13 APR 2024 PM 1



quadiant

FIRST-CLASS MAIL  
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**\$007.36<sup>0</sup>**

03/13/2024 ZIP 32502  
043M31219251

US POSTAGE

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0003/27/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335

\*2638-05900-13-45

92708-123804  
3250258338



**CERTIFIED MAIL™**

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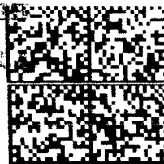
**Pam Childers**  
Clerk of the Circuit Court & Compt  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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PENSACOLA FL 32502

APR 2024 PM 1



quadiant

FIRST-CLASS MAIL  
IMI

**\$007.36<sup>0</sup>**

03/13/2024 ZIP 32502  
043M31219251

US POSTAGE

CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS  
2024 APR 12  
PENSACOLA FL 32502

*FLW*

**NOTICE OF SURPLUS FUNDS FROM TAX DEED SA**

FRANCES NICHOLSON EST OF 1/2 INT  
11804 MOUNT ROBERT CT  
FOUNTAIN VLY, CA 92708-1238

Deed File # 0324-07

NIXIE 91109 04/07/2024

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
SORT IN MANUAL ONLY NO AUTOMATION  
BC: 56998999955

56998999955  
56998999955





April 4, 2024

Escambia County Clerk of Court  
Attention: Tax Deed Department  
190 W. Government Street  
Pensacola, FL 32502

ATTENTION: Tax Deed Department

**Re: Tax Deed ID: 2016TD008008/Mattie B. McConnell Estate**

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2024 APR -9 A 10:15  
ESCAMBIA COUNTY, FL

Gentlemen:

Please find enclosed the following for the above-mentioned Tax Deed surplus funds after sale which took place on March 6, 2024:

- Assignment of Interest signed by Anthony McConnell & Aaron McConnell, Beneficiaries
- Photo identification of Anthony McConnell & Aaron McConnell
- Proof of Claim form
- Photo identification of Jeffrey Paine, Managing Member of Jupiter Asset Recovery; and
- W9 form

We are filing probate for the Estate of Mattie B. McConnell, and we will send you a certified copy of the Order when entered.

We appreciate your attention to this matter.

Very truly yours,

Jeffrey Paine  
JP/gp

Enclosures

# ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia Tax Deed No: 2016TD008008 Sale Date: 03/06/2024 Surplus: \$ 39,247

THIS AGREEMENT, made and entered into this 7 day of March, 2024, between Aaron McConnell, Beneficiary, ("Assignor"), whose address is 1050 Whitney Ranch Dr., Apt 811, Henderson NV 89014, and Jupiter Asset Recovery, LLC, or assigns ("Assignee"), whose address is 901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that he is the beneficiary in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the approximate amount of \$39,247 may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, Escambia County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.

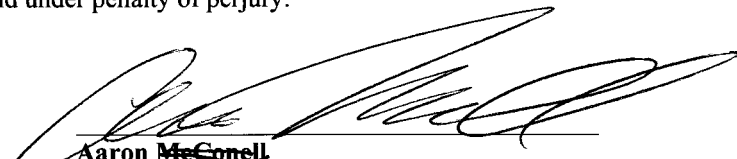
2. In executing this assignment, Assignor has been informed by the Assignee that:

- a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
- b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney, and has chosen not to obtain the services of any attorney.
- c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
- d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.

3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.

4. Assignor makes the above representations under oath and under penalty of perjury.


Further Affiant Sayeth Not.

  
Aaron McConnell

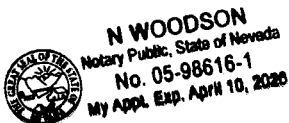
McConnell - ARM

STATE OF NEVADA  
COUNTY OF CLARK

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of March, 2024, by Aaron McConnell, who ☐ is personally known to me or ☒ who has produced TX DC as identification. McConnell

Notary Public: 

Print Name: N. Woodson



(STAMP)

# ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia Tax Deed No: 2016TD008008 Sale Date: 03/06/2024 Surplus: \$ 39,247

THIS AGREEMENT, made and entered into this 22 day of March, 2024, between Anthony McConnell, Beneficiary, ("Assignor"), whose address is 18412 MILMORE AVE, CARSON, CA, 90746, and Jupiter Asset Recovery, LLC, or assigns ("Assignee"), whose address is 901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that he is the beneficiary in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the *approximate* amount of \$39,247 may be due and owing to Assignor, and may be available for disbursement from the Clerk of Court, Escambia County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.

2. In executing this assignment, Assignor has been informed by the Assignee that:

- a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
- b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney, and has chosen not to obtain the services of any attorney.
- c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
- d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.

3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.

4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.

  
Anthony McConnell

STATE OF CALIFORNIA  
COUNTY OF CARSON

THE FOREGOING instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by Anthony McConnell, who ☐ is personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

SEE ATTACHED NOTARY  
CERTIFICATE

Notary Public: \_\_\_\_\_

Print Name: \_\_\_\_\_

(STAMP)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

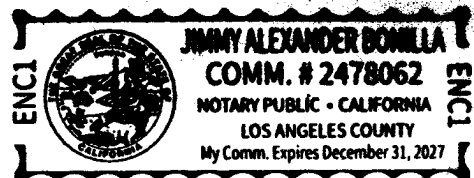
On March 22, 2024 before me, Jimmy Bonilla, Notary Public  
(insert name and title of the officer)

personally appeared Anthony McConnell  
who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose  
name~~s~~ is/are subscribed to the within instrument and acknowledged to me that  
~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity~~(ies)~~, and that by  
~~his~~/her/their signature~~s~~ on the instrument the person~~s~~, or the entity upon behalf  
of which the person~~s~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public Signature



(Seal)

### OPTIONAL INFORMATION

#### DOCUMENT

Assignment of Interest

(name or type of document)

1

(number of pages)

3/22/2024

(document date)

#### SIGNER CAPACITY

(capacity claimed by the signer)

#### NOTICE

THE NOTARY PUBLIC DOES NOT  
CERTIFY THE AUTHORIZED  
CAPACITY OF THE SIGNER

ESCAMBIA COUNTY CLERK OF COURT & COMPTROLLER  
ATTENTION: TAX DEED DEPARTMENT  
190 W. GOVERNMENT STREET  
PENSACOLA, FL 32502

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2024 APR -9 A 10:11  
ESCAMBIA COUNTY, FL

**CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE**

Claimant's Name: Jupiter Asset Recovery LLC as assignee for Anthony McConnell & Aaron McConnell, Beneficiaries  
Contact name if claimant is not an individual: Jeffrey Paine  
Address\* 901 Northpoint Pkwy Ste. 310 City W Palm Beach State FL Zip Code 33407  
Phone Number: 561-249-1931 Email Address: upiterasset.contact@gmail.com  
Tax Deed Number: 2016TD 008008 Date of Sale (If known): 03/06/2024

☐ I am not making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

☒ I am claiming surplus proceeds resulting from the above tax deed sale. I am a ☐ Lienholder ☐ Titleholder

**1. LIENHOLDER INFORMATION** (Complete if claim is based on a lien against the sold property)

A. Type of Lien:        Mortgage        Court Judgment        Condominium/Home Owner's Association  
       Other, Describe in detail:       

If your lien is recorded in the Bay County Official Records, list the following, if known:

Recording date       ; Instrument #       ; Book #        Page #       

B. Original Amount of Lien \$       

C. Amount Remaining Due (include interest, if applicable \$       )

**2. TITLEHOLDER INFORMATION** (Complete if claim is based on title held on sold property)

A. Nature of Title:        Deed;        Court Judgment; Other (describe in detail):         
Order of Summary Administration to be provided once obtained

Recording date       ; Instrument #       ; Book #        Page #       

B. Amount of surplus tax sale proceeds claimed \$ 36,385

C. Do you claim this property was your homestead at the time of the sale?        YES ☒ NO

3. I request that payment of any surplus funds due to me be made payable to Jupiter Asset Recovery LLC  
and such payment be mailed to either the address above or to above

4. I hereby swear that all of the above information is true and correct.

Date: 04/04/2024

Claimant Signature

Jeffrey Paine

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to and subscribed before me on this 4 day of April 2024 by JEFFREY PAINE .

Date: April 4, 2024

Gina Parrish  
NOTARY PUBLIC or DEPUTY CLERK

Gina Parrish

[Print, Type, or stamp commissioned name of notary]

☒ Personally Known  
       Produced Identification  
Type of Identification Produced       

\*This is where payment will be mailed



## Request for Taxpayer Identification Number and Certification

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

► Go to [www.irs.gov/FormW9](http://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.<br><b>Jupiter Asset Recovery LLC</b>  |   |   |
| 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.<br><input type="checkbox"/> Individual/sole proprietor or single-member LLC<br><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►<br><b>Note:</b> 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.<br><input type="checkbox"/> Other (see instructions) ► | 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):<br>Exempt payee code (if any) _____<br>Exemption from FATCA reporting code (if any) _____<br><small>(Applies to accounts maintained outside the U.S.)</small> |   |
| 5 Address (number, street, and apt. or suite no.) See instructions.<br><b>901 Northpoint Parkway, Suite 310</b>   |   | Requester's name and address (optional) |
| 6 City, state, and ZIP code<br><b>West Palm Beach, FL 33407</b>   |   |   |
| 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 |   |  |   |   |   |   |   |       |
| 2                              | 6 |  | - | 4 | 5 | 3 | 7 | 0 2 2 |

### Part II Certification

Under penalties of perjury, I certify that:

- 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
- 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
- I am a U.S. citizen or other U.S. person (defined below); and
- 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 ► <b>4/4/2024</b> |
|-----------|----------------------------|------------------------|

## 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](http://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.

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US POSTAGE  
PAID IMI

04/04/2024  
From 33407

Zone 4



Pitney Bowes  
CommPrice  
Flat Rate Envelope

028W0002310118

9063913951

USPS PRIORITY MAIL<sup>®</sup>

Gina Parrish  
Jupiter Asset Recovery  
901 Northpoint Pkwy, Ste 310  
West Palm Beach FL 33407-1953

Expected Delivery Date: 04/06/2024

0002



ESCAMBA COUNTY CLERK COURT  
TAX DEED DEPT.  
190 W GOVERNMENT ST  
PENSACOLA FL 32502-5773

C004

USPS TRACKING #



9405 5091 0515 6069 7717 98

To schedule free Package Pickup,  
scan the QR code.



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# Exhibit “B”

# ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia Tax Deed No: 2016TD008008 Sale Date: 03/06/2024 Surplus: \$ 39,247

THIS AGREEMENT, made and entered into this 7 day of March, 2024, between Aaron McConnell, Beneficiary, ("Assignor"), whose address is 1050 Whitney Ranch Dr., Apt 811, Henderson NV 89014, and Jupiter Asset Recovery, LLC, or assigns ("Assignee"), whose address is 901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that he is the beneficiary in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the *approximate* amount of \$39,247 may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, Escambia County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.

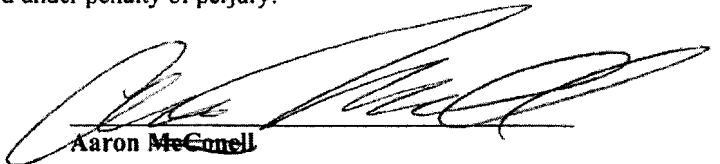
2. In executing this assignment, Assignor has been informed by the Assignee that:

- a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
- b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney, and has chosen not to obtain the services of any attorney.
- c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
- d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.

3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.

4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.

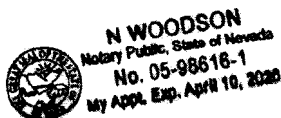
  
Aaron McConnell  
McConnell - ARN

STATE OF NEVADA  
COUNTY OF CLARK

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of March, 2024, by Aaron McConnell, who ☐ is personally known to me or ☒ who has produced TX DL as identification. McConnell

Notary Public: 

Print Name: N. Woodson



(STAMP)

## **Mylinda Johnson (COC)**

---

**To:** Ryan Shirley  
**Cc:** Emily Hogg (COC)  
**Subject:** RE: [EXTERNAL]Re: Est of Mattie B. McConnell - 2016 TD 08008

Good morning,

I have the probate order for the Estate of Mattie McConnell.

We will disburse on 6/18/2025, 30 days from the date of the signed order, unless an appeal or any other issue arises.

Anthony McConnell \$4,548.21  
Payable to Jupiter Asset Recovery LLC

Frances McConnell \$4,548.21  
11804 Mount Robert Court  
Fountain Valley, CA 92708

Reginald McConnell \$4,548.21  
2803 Via Caldaria  
Palm Desert, CA 92260

Est of Kevin McConnell \$4,548.20  
Probate filed, 2025 CP 000786  
Funds will be held until we receive probate order  
(Heir- Aaron McConnell signed agreement with Jupiter Asset)

Thanks,  
Mylinda



### **Mylinda Johnson**

Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court**  
**& Comptroller**  
221 S. Palafox Street, Suite 110, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.*

**From:** Ryan Shirley <rshirley@ryanslaw.net>  
**Sent:** Monday, July 29, 2024 1:39 PM  
**To:** Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>  
**Subject:** [EXTERNAL]Re: Est of Mattie B. McConnell - 2016 TD 08008

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Yes, we will be doing a probate. We are just waiting for the death certificate.

Best Regards,

Ryan Shirley, Esq.

Ryan Shirley Law, P.A.  
[rshirley@ryanslaw.net](mailto:rshirley@ryanslaw.net)  
321-441-5956

PERSONAL AND CONFIDENTIAL: This message originates from Ryan Shirley Law, P.A. This message (including any attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521. This transmission is confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, protected by the attorney work product doctrine, subject to the attorney-client privilege, or is otherwise protected against unauthorized use or disclosure. This message and any file(s) or attachment(s) transmitted with it are transmitted based on a reasonable expectation of privacy consistent with ABA Formal Opinion No. 99-413. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. If you receive this message in error, please advise the sender by immediate reply and delete the original message.

On Mon, Jul 29, 2024 at 10:38 AM Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

Good morning,

Do you still plan to probate the Estate of Mattie B. McConnell?

April 4, 2024

Escambia County Clerk of Court  
Attention: Tax Deed Department  
190 W. Government Street  
Pensacola, FL 32502

ATTENTION: Tax Deed Department

**Re: Tax Deed ID: 2016TD008008/Mattie B. McConnell Estate**

Gentlemen:

Please find enclosed the following for the above-mentioned Tax Deed surplus sale which took place on March 6, 2024:

- Assignment of Interest signed by Anthony McConnell & Aaron McConnell
- Photo identification of Anthony McConnell & Aaron McConnell
- Proof of Claim form
- Photo identification of Jeffrey Paine, Managing Member of Jupiter Asset R
- W9 form



Mylinda Johnson

Operations Supervisor

850-595-4813

[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

Office of Pam Childers

Escambia County Clerk of the Circuit  
Court & Comptroller

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

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may be subject to public records disclosure.*

# Exhibit “A”



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 18, 2025

Jupiter Asset Recovery LLC  
901 Northpoint Pkwy Ste 310  
West Palm Beach FL 33407

Re: Tax Certificate 2016 TD 08008  
(Probate 2024 CP 001261, Est of Mattie B. McConnell)

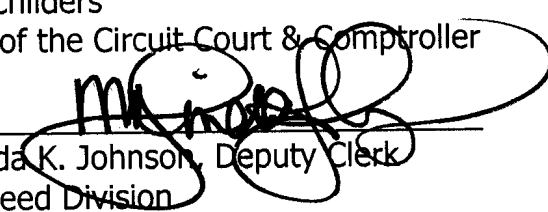
Dear Mr. Shirley,

Please find the enclosed check in the amount of \$4,548.21. This amount represents payment of the claim for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property referenced below.

2016 TD 08008  
Probate Est of Mattie McConnell  
\*Anthony McConnell's portion

Total \$4,548.21


Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

By:   
Mylinda K. Johnson, Deputy Clerk  
Tax Deed Division

/mkj  
Enclosures



**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**  
**ESCAMBIA COUNTY, FLORIDA**  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
**REGISTRY ACCOUNT**

Bank of America  
  
 PENSACOLA, FLORIDA  
 VOID AFTER 6 MONTHS

63-27  
 631

900038938

PAY

\*FOUR THOUSAND FIVE HUNDRED FORTY-EIGHT AND 21/100

JUPITER ASSET RECOVERY LLC

TO THE  
 ORDER  
 OF

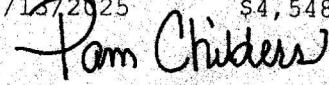
JUPITER ASSET RECOVERY LLC  
 901 NORTHPOINT PKWY STE 310  
 WEST PALM BEACH, FL 33407

DATE

AMOUNT

06/13/2025

\$4,548.21



PAM CHILDERS, CLERK OF COURT &amp; COMPTROLLER



**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**

900038938

06/13/2025 2016 TD 008008

Case # 2016 TD 008008 Registry Check

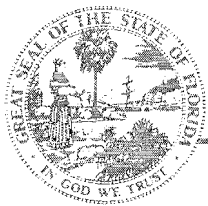
4,548.21

MCCONNELL, MATTIE B

900038938

06/13/2025 JUPITER ASSET RECOVERY  
 LLC

\$4,548.21



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 28, 2025

Jupiter Asset Recovery LLC  
901 Northpoint Parkway Ste 310  
West Palm Beach FL 33407

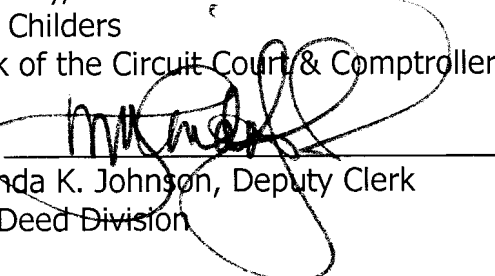
Re: Tax Certificate 2016 TD 08008

Dear Mr. Shirley,

Please find the enclosed check in the amount of \$4,548.21. This amount represents payment of the claim for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property mentioned below.

2016 TD 08008 - 515 W. Strong Street 32501  
Estate of Kevin McConnell – Heir Aaron McConnell  
2025 CP 000786

Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

By.   
Mylinda K. Johnson, Deputy Clerk  
Tax Deed Division

/mkj  
Enclosures

**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**  
**ESCAMBIA COUNTY, FLORIDA**  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
**REGISTRY ACCOUNT**

Bank of America. 

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27  
 631

900039397

PAY

\*FOUR THOUSAND FIVE HUNDRED FORTY-EIGHT AND 21/100

JUPITER ASSET RECOVERY LLC

DATE

AMOUNT

TO THE  
 ORDER  
 OF

JUPITER ASSET RECOVERY LLC  
 901 NORTHPOINT PKWY STE 310  
 WEST PALM BEACH, FL 33407

08/22/2025

\$4,548.21

*Pam Childers*



PAM CHILDERS, CLERK OF COURT & COMPTROLLER

MP



**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**

900039397

08/22/2025 2016 TD 008008  
 MCCONNELL, MATTIE B

Case # 2016 TD 008008 Registry Check

4,548.21

900039397

08/22/2025 JUPITER ASSET RECOVERY  
 LLC

\$4,548.21

**Mylinda Johnson (COC)**

6324.07

**From:** Mylinda Johnson (COC)  
**Sent:** Monday, July 29, 2024 2:01 PM  
**To:** Ryan Shirley  
**Subject:** RE: [EXTERNAL]Re: Est of Mattie B. McConnell - 2016 TD 08008

Ok, thank you.



**Mylinda Johnson**  
Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court**  
**& Comptroller**  
221 S. Palafox Street, Suite 110, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

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**From:** Ryan Shirley <[rshirley@ryanslaw.net](mailto:rshirley@ryanslaw.net)>  
**Sent:** Monday, July 29, 2024 1:39 PM  
**To:** Mylinda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>  
**Subject:** [EXTERNAL]Re: Est of Mattie B. McConnell - 2016 TD 08008

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Yes, we will be doing a probate. We are just waiting for the death certificate.

Best Regards,

Ryan Shirley, Esq.

Ryan Shirley Law, P.A.  
[rshirley@ryanslaw.net](mailto:rshirley@ryanslaw.net)  
321-441-5956

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On Mon, Jul 29, 2024 at 10:38 AM Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

Good morning,

Do you still plan to probate the Estate of Mattie B. McConnell?

April 4, 2024

Escambia County Clerk of Court  
Attention: Tax Deed Department  
190 W. Government Street  
Pensacola, FL 32502

ATTENTION: Tax Deed Department

**Re: Tax Deed ID: 2016TD008008/Mattie B. McConnell Estate**

Gentlemen:

Please find enclosed the following for the above-mentioned Tax Deed surplus 1 sale which took place on March 6, 2024:

- Assignment of Interest signed by Anthony McConnell & Aaron McConnell
- Photo identification of Anthony McConnell & Aaron McConnell
- Proof of Claim form
- Photo identification of Jeffrey Paine, Managing Member of Jupiter Asset R
- W9 form



**Mylanda Johnson**

Operations Supervisor

850-595-4813

[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**

**Escambia County Clerk of the Circuit  
Court & Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office  
may be subject to public records disclosure.*

DATE OF AUCTION: MAR 6 2024  
TAX ACCOUNT NO: 13-1615-000  
CERT NO: 2016 TD 08008  
FILE NO: 0324-07

PROPERTY ADDRESS: 515 W STRONG ST 32501

BALANCE OF SURPLUS: \$36,385.65  
DATE OF SURPLUS NOTICE: MAR 13 2024  
OWNERS AT TIME OF AUCTION: MATTIE B MCCONNELL 1/2 INT  
EST OF FRANCES NICHOLSON 1/2 INT

DATE OF CLAIM: APR 9 2024  
CLAIMANT: JUPITER ASSET RECOVERY ON BEHALF OF ANTHONY & AARON MCCONNELL  
EST OF MATTIE B MCCONNELL

DATE OF CLAIM:  
CLAIMANT:

LIENHOLDERS: CITY OF PENSACOLA - PAID FROM SURPLUS

120 DAY CLAIM PERIOD: JULY <sup>11</sup>~~4~~ 2024  
LIENHOLDER CLAIMS FILED? N/A

NOTES:

JUPITER FILING PROBATE FOR EST OF MATTIE B MCCONNELL

3/7/2024 NICOLE NICHOLSON PLANS TO FILE PROBATE ON BEHALF OF  
HER GRANDMOTHER - FRANCES NICHOLSON

SENT FOLLOW UP  
EMAIL 7/29/24  
✓ STILL  
WORKING  
per  
Bryan







# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 18, 2025

Reginald McConnell  
2803 Via Caldaria  
Palm Desert CA 92260

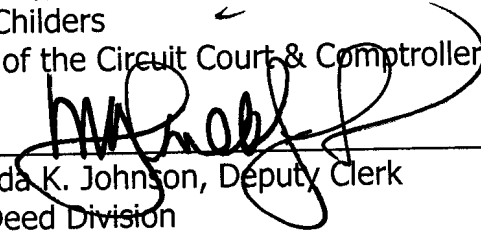
Re: Tax Certificate 2016 TD 08008  
Est of Mattie McConnell 2024 CP 001261

Dear Mr. McConnell,

Please find the enclosed check in the amount of \$4,548.21. This amount represents payment of the claim for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property referenced below.

2016 TD 08008  
515 W STRONG ST 32501

Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

By:   
Mylinda K. Johnson, Deputy Clerk  
Tax Deed Division

/mkj  
Enclosures

**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**  
**ESCAMBIA COUNTY, FLORIDA**  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
**REGISTRY ACCOUNT**

Bank of America  
 PENSACOLA, FLORIDA

63-27  
 631

900038937

VOID AFTER 6 MONTHS

PAY

\*FOUR THOUSAND FIVE HUNDRED FORTY-EIGHT AND 21/100

REGINALD MCCONNELL

DATE

AMOUNT

TO THE  
ORDER  
OF

REGINALD MCCONNELL  
 2803 VIA CALDARIA  
 PALM DESERT, CA 92260

06/13/2025

\$4,548.21

Pam Childers



PAM CHILDERS, CLERK OF COURT &amp; COMPTROLLER

MP



**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**

900038937

06/13/2025 2016 TD 008008

Case # 2016 TD 008008 Registry Check

4,548.21

MCCONNELL, MATTIE B

900038937

06/13/2025 REGINALD MCCONNELL

\$4,548.21