

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0721-01

513  
R. 07/19

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Application date	Apr 28, 2020
Property description	ARMSTRONG MARY J PO BOX 18398 PENSACOLA, FL 32523-8398 1211 W YONGE ST E 1/2 OF LT 19 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5024 P 1603	Certificate #	2018 / 3122
		Date certificate issued	06/01/2018
		Deed application number	2000541
		Account number	06-2160-100

<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/3122	06/01/2018	208.11	10.41	218.52
<b>→Part 2: Total*</b>				<b>218.52</b>

<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/2961	06/01/2019	212.98	6.25	13.18	232.41
<b>Part 3: Total*</b>					<b>232.41</b>

<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	450.93
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	168.61
4. Property information report fee and Deed Application Recording and Release Fees	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. <b>Total Paid (Lines 1-6)</b>	<b>994.54</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  _____ Signature, Tax Collector or Designee	Escambia County, Florida Date <u>May 18th, 2020</u>
-----------------------------------------------------------	--------------------------------------------------------

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. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>07/06/2021</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

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

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

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

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

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

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

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

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

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

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

**Clerk of Court (complete Part 5)**

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000541

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
06-2160-100	2018/3122	06-01-2018	E 1/2 OF LT 19 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5024 P 1603

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

04-28-2020  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode  Account  Reference →

Printer Friendly Version

General Information	
<b>Reference:</b>	172S301600191019
<b>Account:</b>	062160100
<b>Owners:</b>	ARMSTRONG MARY J
<b>Mail:</b>	PO BOX 18398 PENSACOLA, FL 32523-8398
<b>Situs:</b>	1211 W YONGE ST 32501
<b>Use Code:</b>	VACANT RESIDENTIAL
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$10,823	\$0	\$10,823	\$10,823
2018	\$10,823	\$0	\$10,823	\$10,823
2017	\$10,282	\$0	\$10,282	\$10,282

**Disclaimer**

**Tax Estimator**

> **File for New Homestead Exemption Online**

Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
06/2002	4923	975	\$100	QC	<a href="#">View Instr</a>
07/2001	5024	1603	\$100	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

2019 Certified Roll Exemptions
None

Legal Description
E 1/2 OF LT 19 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5024 P 1603

Extra Features
None

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
17-2S-30-2

**Approx. Acreage:**  
0.2498

**Zoned:**   
HDR

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

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

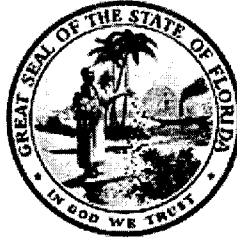
**Buildings**



The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/26/2020 (tc.1191)

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 062160100 Certificate Number: 003122 of 2018**

**Payor: MARY ARMSTRONG PO BOX 18398 PENSACOLA, FL 32523      Date 05/26/2020**

Clerk's Check #	1	Clerk's Total	\$572.08
Tax Collector Check #	1	Tax Collector's Total	\$1,224.56
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$1,913.64</del>

**\$1186.72**

**PAM CHILDERS  
 Clerk of the Circuit Court**

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

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



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

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

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

**Case # 2018 TD 003122**  
**Redeemed Date 05/26/2020**

**Name MARY ARMSTRONG PO BOX 18398 PENSACOLA, FL 32523**

Clerk's Total = TAXDEED	\$572.08	1169.72
Due Tax Collector = TAXDEED	\$1,224.56	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
**Account: 062160100 Certificate Number: 003122 of 2018**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/06/2021"/>	Redemption Date <input type="text" value="05/26/2020"/>
Months	15	1
Tax Collector	<input type="text" value="\$994.54"/>	<input type="text" value="\$994.54"/>
Tax Collector Interest	\$223.77	\$14.92
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,224.56	<input type="text" value="\$1,015.71"/> JTC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$105.08	\$7.01
Total Clerk	\$572.08	<input type="text" value="\$474.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,913.64	\$1,506.72
	Repayment Overpayment Refund Amount	\$406.92
Book/Page	<input type="text"/>	<input type="text"/>



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BUFFALO BILL LLC** holder of **Tax Certificate No. 03122**, issued the **1st** day of **June, A.D., 2018** 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:

**E 1/2 OF LT 19 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5024 P 1603**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 062160100 (0721-01)**

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

**MARY J ARMSTRONG**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Tuesday in the month of July, which is the **6th day of July 2021**.

Dated this 27th day of May 2020.

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

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8301, Page 912, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03122, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **062160100 (0721-01)**

DESCRIPTION OF PROPERTY:

**E 1/2 OF LT 19 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5024 P 1603**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: MARY J ARMSTRONG

Dated this 27th day of May 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



# 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

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Application date	Apr 28, 2020		
Property description	ARMSTRONG MARY J PO BOX 18398 PENSACOLA, FL 32523-8398 1211 W YONGE ST 06-2160-100 E 1/2 OF LT 19 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5024 P 1603	Certificate #	2018 / 3122		
		Date certificate issued	06/01/2018		
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2018/3122	06/01/2018	208.11	10.41	218.52	
<b>→ Part 2: Total*</b>				<b>218.52</b>	
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/2961	06/01/2019	212.98	6.25	13.18	232.41
<b>Part 3: Total*</b>					<b>232.41</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				450.93	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				168.61	
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. <b>Total Paid (Lines 1-6)</b>				<b>994.54</b>	
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:	Escambia, Florida			Date <u>August 27th, 2020</u>	
Signature, Tax Collector or Designee					

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

<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>07/06/2021</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS** *4625*

**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.



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-2160-100 CERTIFICATE #: 2018-3122

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: July 28, 1945 to and including April 1, 2021 Abstractor: LaChelle Floyd

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell". The signature is fluid and cursive, written over a white background.

Michael A. Campbell,  
As President  
Dated: April 12, 2021

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

April 12, 2021

Tax Account #: 06-2160-100

1. The Grantee(s) of the last deed(s) of record is/are: **VALIENCIA PARKER**  
**By Virtue of Quitclaim Deed recorded 11/02/2020 – OR 8396/830**
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. **Code Enforcement Order in favor of Escambia County, Florida recorded 4/1/2016 – or 7500/1249 and recorded 03/06/2017 – OR 7675/1188**
4. Taxes:  
**Taxes for the year(s) 2017-2019 are delinquent.**  
**Tax Account #: 06-2160-100**  
**Assessed Value: \$10,823**  
**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:**                     JUL 6, 2021                    

**TAX ACCOUNT #:**                                     06-2160-100                                    

**CERTIFICATE #:**                                     2018-3122                                    

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.

<b>YES</b>	<b>NO</b>	
<u>      </u>	<u>  <b>X</b>  </u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u>      </u>	<u>  <b>X</b>  </u>	Notify Escambia County, 190 Governmental Center, 32502
<u>      </u>	<u>  <b>X</b>  </u>	Homestead for <u>2020</u> tax year.

MARY J. ARMSTRONG  
VALIENCIA PARKER  
1209 W YONGE ST  
PENSACOLA, FL 32501

VALIENCIA PARKER  
7892 KERSHAW ST  
PENACOLA, FL 32534

MARY J. ARMSTRONG  
PO BOX 18398  
PENSACOLA, FL 32523

MARY J. ARMSTRONG  
1007 WEST FISHER STREET  
PENSACOLA, FL 32501

MARY J. ARMSTRONG  
1211 W YONGE ST  
PENSACOLA, FL 32501

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

Certified and delivered to Escambia County Tax Collector, this 12th day of April, 2021.

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**

**April 12, 2021**

**Tax Account #: 06-2160-100**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**E 1/2 OF LT 19 KANEN PLACE NO 1 AND 2 PB 1/2 P 96/9 OR 5024 P 1603**

**SECTION 17, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-2160-100 (0721-01)**



600  
70  
6.70

Prepared By: Deborah A. Timbie  
Wilson, Harrell, Smith, Boles & Farrington, P.A.  
307 S. Palafox Street  
Pensacola, FL  
incidental to the issuance of a title insurance policy.  
File Number: L30729  
Parcel ID #: 172S301600191019  
Grantee(s) SS #:

OR BK 5024 PG 1603  
Escambia County, Florida  
INSTRUMENT 2002-035013  
DEED DOC STAMPS PA @ ESC CO \$ 0.70  
12/05/02 ERNIE LEE MABANA, CLERK  
By: *[Signature]*  
RCD Dec 05, 2002 12:32 pm  
Escambia County, Florida

ERNIE LEE MABANA  
Clerk of the Circuit Court  
INSTRUMENT 2002-035013

### WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated July 14, 2001 by

**Lester Simmons**

whose post office address is: 3189 Little Silver Road  
Crestview, Florida 32539

hereinafter called the GRANTOR, to

**Mary J. Armstrong**

whose post office address is: 1007 West Fisher Street  
Pensacola, Florida 32501

hereinafter called the GRANTEE:

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

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

Lot 19, Kanen Place, a subdivision of a portion of Section 17, Township 2 South, Range 30 West, of said county, according to the plat thereof, recorded in Plat Book 1, Page 96 of the Public Records of Escambia County, Florida.

Subject property is not the homestead of the grantor.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2001 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *[Signature]*  
Print Name: Gloria Coley

*[Signature]*  
Lester Simmons

Signature: *[Signature]*  
Print Name: ELBERT M GRANT

Okaloosa CI  
3189 Little Silver RD  
Crestview FL 32539

State of Florida  
County of Okaloosa

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on July 24, 2006  
**Lester Simmons**  
who is personally known to me or who has produced as identification.

Signature: *[Signature]*  
Print Name: Rebecca Dianne Harris



Rebecca Dianne Harris  
MY COMMISSION # CC937166 EXPIRES  
September 17, 2004  
BONDED THRU TROY FAH INSURANCE, INC.

**Prepared By:**  
Mary Armstrong

**After Recording Return To:**  
7892 Kershaw Street  
Pensacola, Florida 32534

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

WITNESSETH, on October 30, 2020 THE GRANTOR(S),

- Mary J Armstrong, a single person,

for and in consideration of the sum of: One Dollar (\$1.00) and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- Valiencia Parker, a single person, residing at 7892 Kershaw Street, Pensacola, Escambia County, Florida 32534

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land in the County of Escambia, state of FLORIDA to wit:  
1209 West Yonge Street  
Pensacola, Florida  
32501

Legal Description:

The East 1/2 of Lot 19, of Kanen Place, Escambia County, Florida, a subdivision of a portion of Section 17, Township 2 South, Range 30 West, of said County, according to the Plat thereof as recorded in Plat Book 1 Page 96/9 OR 5024 P 1603 of the Public Records of Escambia County, Florida.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

Tax Parcel Number: 172S301600191019

Mail Tax Statements To:  
Valiencia Parker  
7892 Kershaw Street  
Pensacola, Florida 32534

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED October 30, 2020

Mary J. Armstrong  
Mary J. Armstrong  
1007 West Fisher Street, Pensacola, FL, USA  
Pensacola, Florida, 32501

**In Witness Whereof,**

Shanana Daniels  
Witness  
10/30/2020

Cynthia Parke  
Witness  
10-30-2020

STATE OF FLORIDA, COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 30th day of October, 2020 by Mary J Armstrong, who are personally known to me or who have produced Driver license as identification.

Angela Brooks  
Signature of person taking acknowledgment



Title or rank  
(notary) AB

Serial number (if applicable)

Recorded in Public Records 04/01/2016 at 01:02 PM OR Book 7500 Page 1249,  
Instrument #2016023236, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 04/01/2016 at 12:43 PM OR Book 7500 Page 1195,  
Instrument #2016023222, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

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

**PETITIONER**  
ESCAMBIA COUNTY FLORIDA,

**VS.**

**CASE NO: CE#15-10-04465  
LOCATION: 1209 W Yonge St  
PR# 172S301600191019**

**Armstrong, Mary J  
P O Box 18398  
Pensacola, FL 32523  
RESPONDENT**

**ORDER**

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

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

- 42-196 (d) Overgrowth

- 30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)
  - (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)
  - (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)
- 94-51 Obstruction of County Right-of-Way (ROW)
- 82-171 Mandatory Residential Waste Collection
- 82-15 Illegal Burning
- 82-5 Littering Prohibited
- LDC Chapter 3 Commercial in residential and non permitted use
- LDC Chapter 2 Article 3 Land Disturbance without permits
- LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until 6/27/ 2016 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

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

BK: 7500 PG: 1252

BK: 7500 PG: 1198

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 20.00 per day, commencing 6/28, 2016. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

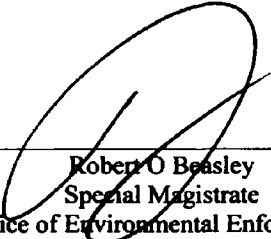
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute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

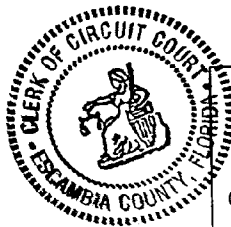


**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

**DONE AND ORDERED** at Escambia County, Florida on the 29<sup>th</sup> day of March, 2016.

  
 Robert O Beasley  
 Special Magistrate  
 Office of Environmental Enforcement



CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE  
 WITNESS MY HAND AND OFFICIAL SEAL  
 PAM CHILDERS  
 CLERK OF THE CIRCUIT COURT & COMPTROLLER  
 ESCAMBIA COUNTY, FLORIDA  
 BY: Pam Childers D.C.  
 DATE: 04-01-16

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 15-10-04465  
Location: 1209 W Yonge St  
PR# 172S301600191019

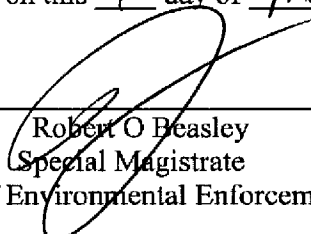
Armstrong, Mary J  
P O Box 18398  
Pensacola, FL 32523

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of March 29, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (b) Trash & Debris, (d) Overgrowth, 30-203 (o), (p), and (t). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated March 29, 2016.

Itemized	Cost
a. Fines (\$20.00 per day 6/28/16-12/07/16)	\$ 3,240.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees (\$1,500 + 5,500.00)	\$ 0.00
Total:	\$ 4,340.00

DONE AND ORDERED at Escambia County, Florida on this 1<sup>st</sup> day of March, 2016.

  
\_\_\_\_\_  
Robert O Beasley  
Special Magistrate  
Office of Environmental Enforcement