

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000757

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
06-2922-000	2018/3236	06-01-2018	S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064 P 763 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

09-25-2020
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10-04-2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064 P 763 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607



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

1021-3

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Sep 25, 2020
Property description	WATKINS CHRISTOPHER A SUCCESSOR TRUSTEE FOR MOULTRIE LIVING TRUST C/O CHRISTOPHER A WATKINS 702 FERDINAND DR PENSACOLA, FL 32507 2712 N H ST 06-2922-000 S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064 (Full legal attached.)	Certificate #	2018 / 3236
		Date certificate issued	06/01/2018

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/3236	06/01/2018	910.38	45.52	955.90
→Part 2: Total*				955.90

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/3304	06/01/2020	957.69	6.25	47.88	1,011.82
# 2019/3066	06/01/2019	925.60	6.25	46.28	978.13
Part 3: Total*					1,989.95

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,945.85
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,320.85

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: *Raun Mustain* Escambia, Florida
Signature, Tax Collector or Designee Date October 5th, 2020

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



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[←](#) [Navigate Mode](#) [⊙ Account](#) [○ Reference](#) [→](#)[Printer Friendly Version](#)**General Information**

Reference: 182S306000004047
Account: 062922000
Owners: WATKINS CHRISTOPHER A SUCCESSOR TRUSTEE
FOR
MOULTRIE LIVING TRUST
MOULTRIE LIVING TRUST
Mail: C/O CHRISTOPHER A WATKINS
702 FERDINAND DR
PENSACOLA, FL 32507
Situs: 2712 N H ST 32501
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2020	\$8,400	\$47,170	\$55,570	\$55,570
2019	\$8,400	\$44,026	\$52,426	\$52,426
2018	\$8,400	\$40,882	\$49,282	\$49,282

[Disclaimer](#)[Market Value Breakdown Letter](#)[Tax Estimator](#)[File for New Homestead Exemption Online](#)[Report Storm Damage](#)**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/02/2013	6890	1607	\$100	OT	View Instr
04/2007	6232	491	\$100	OT	View Instr
03/2004	5378	2005	\$100	WD	View Instr
09/1991	3064	763	\$3,000	WD	View Instr
07/1990	2878	917	\$1,900	TD	View Instr
10/1984	2116	416	\$100	WD	View Instr

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

2020 Certified Roll Exemptions

None

Legal Description

S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7
BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR
3064 P 763 OR 5378 P...

Extra Features

FRAME BUILDING

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

Map Id:
18-25-30

Approx.

Acreage:
0.1928

Zoned:
HDR

**Evacuation
& Flood
Information**

[Open
Report](#)



80



View Florida Department of Environmental Protection(DEP) Data

Buildings

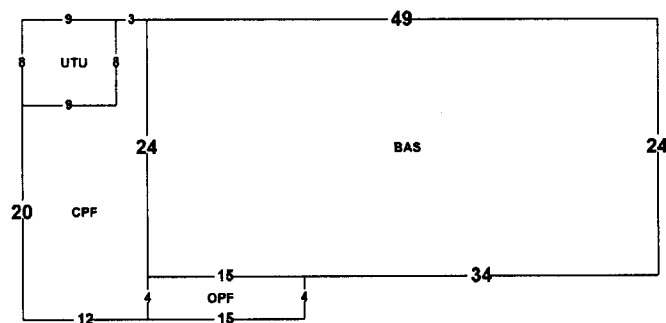
Address: 2712 N H ST, Year Built: 1960, Effective Year: 1960, PA Building ID#: 80247

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-ROLLED ROOFING
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1572 Total SF

BASE AREA - 1176
CARPORT FIN - 264
OPEN PORCH FIN - 60
UTILITY UNF - 72



Images



7/19/17

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 10/19/2020 (tr: 1789)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03236**, 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:

S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064 P 763 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062922000 (1021-03)

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

CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE and MOULTRIE LIVING TRUST

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of October, which is the **4th day of October 2021**.

Dated this 23rd day of November 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

OR BK 5378 PG2007
Escambia County, Florida
INSTRUMENT 2004-224563

Exhibit A

RCD Apr 06, 2004 04:15 pm
Escambia County, Florida

Lots 8, 9, and 10, Block 47, Englewood Heights, as shown on the plat recorded in Deed Book 59, Page 107, of the public records of Escambia County, Florida.

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-224563

and

The South 80 feet of the East one-half of Lot 4 and the South 80 feet of Lots 5 to 7, Block 47 Englewood Heights, Plat DB 59 p 107, OR 2116 p 416. Section 18, Township 2 South, Range 30 West.

- A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior TRUSTEE.
- C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.
- D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.
- E. The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by either of the GRANTORS sworn to and acknowledged before a notary public; this right being reserved to either GRANTOR, **ANGELO MOULTRIE** or **MARY JO MOULTRIE**.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2004 and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

EXECUTED MAR 05 2004.

Signed, sealed, and delivered
in the presence of:

Melanie E. Lynch
Print name Melanie E. Lynch

Carl R. Kraynak
Print name CARL R. KRAYNAK

Angelo Moultrie
ANGELO MOULTRIE

Mary Jo Moultrie
MARY JO MOULTRIE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this MAR 05 2004 by **ANGELO MOULTRIE** and **MARY JO MOULTRIE**, who are personally known to me or who have produced _____ as identification and who did not take an oath.

J. Mark Fisher
J. Mark Fisher, NOTARY PUBLIC

Notary Seal and commission
expiration stamp:



J. Mark Fisher
My Commission DD158800
Expires November 20, 2006

8.00
9.00
3.00
10.70

OR BK 5378 PG2005
Escambia County, Florida
INSTRUMENT 2004-224563

Prepared by and return to:
J. Mark Fisher, Esq., 148 Miracle Strip Pkwy, SE
Suite 2, Ft. Walton Beach, FL 32548
(850) 244-8989 or Toll Free 1-800-977-9733

DEED DOC STAMPS PD @ ESC CO \$ 0.70
04/06/04 ERNIE LEE MAGNIA, CLERK

Property Appraiser's Parcel
Identification No.: 182S306000008047 + 182S306000004047

WARRANTY DEED

This Warranty Deed, executed MAR 05 2004, between ANGELO MOULTRIE and MARY JO MOULTRIE, husband and wife, of the County of Escambia, State of Florida, (GRANTOR), whose post office address is 1032 Sawyer Street, Pensacola, FL 32534, and ANGELO MOULTRIE and MARY JO MOULTRIE, TRUSTEES, or their successors in trust under The MOULTRIE LIVING TRUST, dated MAR 05 2004, and any amendments thereto, (GRANTEE), of the State of Florida, County of Escambia, whose post office address is 1032 Sawyer Street, Pensacola, FL 32534, and whose phone number is (850) 477-5912.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in **ESCAMBIA** County, Florida, to wit:

SEE ATTACHED EXHIBIT A

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. An examination was not made of the title before transfer.

Either **ANGELO MOULTRIE** or **MARY JO MOULTRIE**, as CO-TRUSTEES, acting alone and without the signature of the other CO-TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

If either **ANGELO MOULTRIE** or **MARY JO MOULTRIE** cannot continue to serve as CO-TRUSTEE, then the other shall serve as the sole TRUSTEE. If neither **ANGELO MOULTRIE** nor **MARY JO MOULTRIE** can continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **CHRISTOPHER A. WATKINS**. If **CHRISTOPHER A. WATKINS** cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **MELANICE C. HICKS**.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

PROPERTY INFORMATION REPORT

July 16, 2021

Tax Account #: 06-2922-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB
59 P 107 OR 3064 P 763 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607**

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-2922-000 (1021-03)

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: OCT 4, 2021

TAX ACCOUNT #: 06-2922-000

CERTIFICATE #: 2018-3236

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	
<u> </u>	<u> X </u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u> </u>	<u> X </u>	Notify Escambia County, 190 Governmental Center, 32502
<u> </u>	<u> X </u>	Homestead for <u>2020</u> tax year.

**CHRISTOPHER A. WATKINS OR
SUCCESSOR TRUSTEE FOR THE
MOULTRIE LIVING TRUST**
2712 N H ST
PENSACOLA FL, 32501

**CHRISTOPHER A. WATKINS OR
SUCCESSOR TRUSTEE FOR THE
MOULTRIE LIVING TRUST**
702 FERDINAND DR,
PENSACOLA FL, 32507

Certified and delivered to Escambia County Tax Collector, this 16th day of July, 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
CONTINUATION PAGE

July 16, 2021

Tax Account #: **06-2922-000**

1. The Grantee(s) of the last deed(s) of record is/are: **Angelo Moultrie and Mary Jo Moultrie Trustees or their Successor in Trust under the Moultrie Living Trust dated March, 05 2004**
2. **By Virtue of Warranty Deed recorded 04/06/2004 - OR 5378/2005**
3. The land covered by this Report is: **See Attached Exhibit "A"**
4. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**
5. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.
Tax Account #: 06-2922-000
Assessed Value: \$ 55,570
Exemptions: NONE
6. 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.



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 #: 06-2922-000 CERTIFICATE #: 2018-3236

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 14, 2001 to and including July 14, 2021 Abstractor: Ben Murzin

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,
As President
Dated: July 16, 2021

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 4, 2021, 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

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CHRISTOPHER A WATKINS SUCC TR FOR MOULTRIE LIVING TRUST

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of October, which is the **4th** day of **October 2021**.

Dated this 17th day of August 2021.

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.

Personal Services:

**CHRISTOPHER A WATKINS SUCC
TR FOR MOULTRIE LIVING TRUST
C/O CHRISTOPHER A WATKINS
702 FERDINAND DR
PENSACOLA, FL 32507**

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



By:
Emily Hogg
Deputy Clerk

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Post Property:

2712 N H ST 32501



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

By:
Emily Hogg
Deputy Clerk

WARNING

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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of October, which is the **4th** day of **October 2021**.

Dated this 17th day of August 2021.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03236 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 19, 2021, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHRISTOPHER A WATKINS SUCC TR FOR MOULTRIE LIVING TRUST
C/O CHRISTOPHER A WATKINS
702 FERDINAND DR
PENSACOLA, FL 32507

CHRISTOPHER A WATKINS SUCCESSOR TRUSTEE FOR MOULTRIE LIVING TRUST
2712 NH ST
PENSACOLA FL, 32501

WITNESS my official seal this 19th day of August 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 062922000 Certificate Number: 003236 of 2018

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/04/2021"/>	Redemption Date <input type="text" value="09/17/2021"/> 
Months	13	12
Tax Collector	<input type="text" value="\$3,320.85"/>	<input type="text" value="\$3,320.85"/>
Tax Collector Interest	\$647.57	\$597.75
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,974.67	<input type="text" value="\$3,924.85"/> TC
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	\$91.07	\$84.06
Total Clerk	\$558.07	<input type="text" value="\$551.06"/> 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="\$12.00"/>	<input type="text" value="\$12.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,561.74	\$4,504.91
	Repayment Overpayment Refund Amount	\$56.83
Book/Page	<input type="text" value="8410"/>	<input type="text" value="234"/>

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 # 2018 TD 003236

Redeemed Date 09/17/2021

Name CHRISTOPHER A WATKINS 702 FERDINAND DR PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$558.07
Due Tax Collector = TAXDEED	\$3,974.67
Postage = TD2	\$12.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

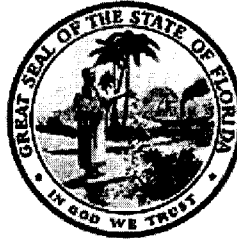
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
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: 062922000 Certificate Number: 003236 of 2018**

**Payor: CHRISTOPHER A WATKINS 702 FERDINAND DR PENSACOLA, FL 32507 Date
09/17/2021**

Clerk's Check #	452730158	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$3,974.67
		Postage	\$12.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,561.74

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

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

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 8410, Page 234, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03236, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 062922000 (1021-03)

DESCRIPTION OF PROPERTY:

**S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT
DB 59 P 107 OR 3064 P 763 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607**

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: CHRISTOPHER A WATKINS SUCC TR FOR MOULTRIE LIVING
TRUST

Dated this 17th day of September 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **October 4, 2021**, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03236**, 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:

S 80 FT OF E1/2 OF LT 4 AND S 80 FT OF LTS 5 TO 7 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 3064 P 763 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062922000 (1021-03)

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

CHRISTOPHER A WATKINS SUCC TR FOR MOULTRIE LIVING TRUST

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of October, which is the **4th day of October 2021**.

Dated this 17th day of August 2021.

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:

2712 N H ST 32501



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1021-03

Document Number: ECSO21CIV029425NON

Agency Number: 21-009232

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03236 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE CHRISTOPHER A WATKINS SUCC TR FOR MOULTRIE LIVING TRUST
Defendant:

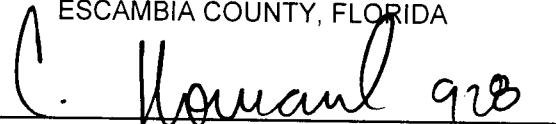
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/20/2021 at 9:38 AM and served same at 7:42 AM on 8/23/2021 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

 928

C. HOWARD, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

WARNING

009236

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 4, 2021, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03236**, 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:

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SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062922000 (1021-03)

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

CHRISTOPHER A WATKINS SUCC TR FOR MOULTRIE LIVING TRUST

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Dated this 17th day of August 2021.


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.

Personal Services:

**CHRISTOPHER A WATKINS SUCC
TR FOR MOULTRIE LIVING TRUST
C/O CHRISTOPHER A WATKINS
702 FERDINAND DR
PENSACOLA, FL 32507**

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

BL

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1021-03

Document Number: ECSO21CIV029437NON

Agency Number: 21-009236

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03236 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE CHRISTOPHER A WATKINS SUCC TR FOR MOULTRIE LIVING TRUST
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 8/20/2021 at 9:38 AM and served same on CHRISTOPHER A WATKINS SUCC TR FOR MOULTRIE LIVING TRUST, in ESCAMBIA COUNTY, FLORIDA, at 2:00 PM on 8/24/2021 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: ELLA WATKINS, WIFE OF CHRISTOPHER WATKINS, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

M MATTEWS, DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

CHRISTOPHER A WATKINS SUCC TR FOR
MOULTRIE LIVING TRUST [1021-03]
C/O CHRISTOPHER A WATKINS
702 FERDINAND DR
PENSACOLA, FL 32507

9171 9690 0935 0127 1518 97

CHRISTOPHER A WATKINS
SUCCESSOR TRUSTEE FOR
MOULTRIE LIVING TRUST [1021-03]
2712 NH ST
PENSACOLA FL, 32501

9171 9690 0935 0127 1519 03

Redeemed

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

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SECTION 18, TOWNSHIP 2 S. RANGE 30 W
TAX ACCOUNT NUMBER 062922000 (1021-03)
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR9/1-9/22TD

Before the undersigned authority personally appeared Bridget Roberts who under oath says that she is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **2018 TD 03236** in the Escambia County Court was published in said newspaper in and was printed and released on September 1, 2021, September 8, 2021, September 15, 2021, September 22, 2021.

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

X

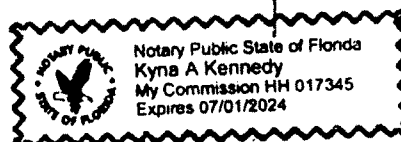
BRIDGET ROBERTS, LEGAL ADMINISTRATOR FOR
THE SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of September, 2021, by BRIDGET ROBERTS, who is personally known to me.

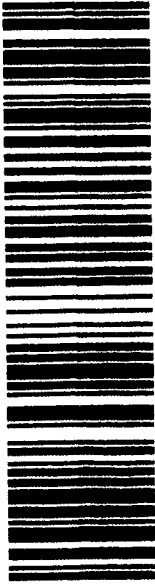
X

KYNA KENNEDY, NOTARY PUBLIC



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

CERTIFIED MAIL™



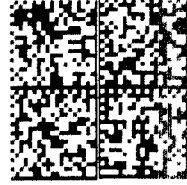
9171 9690 0935 0127 1518 97

quadrant

FIRST-CLASS MAIL

\$005.86⁰

08/19/2021 ZIP 32502
343M31219251



US POSTAGE

Handwritten: 8/23
H
H
H

CHRISTOPHER A WATKINS SUCC TR FOR
MOULTRIE LIVING TRUST [1021-03]
C/O CHRISTOPHER A WATKINS
702 FERDINAND DR
PENSACOLA, FL 32507

322 DE 1 0009/17/21

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

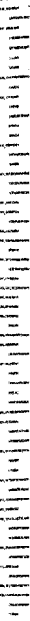
9331090112087502

UNC

BC: 32502583335

*2187-04811-20-45

32502583335





18) 0323L

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

Date: 1.3.2023

Christopher A Watkins
702 Ferdinand Dr
Pensacola FL 32507

To Whom it May Concern,

Our records indicate that a refund check was mailed to you in relation to a Tax Deed case. The property was either sold or redeemed. The Escambia County check # 90003246 in the amount of \$ 96.83 has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. To claim your property, you will be asked to sign an affidavit. Please check the appropriate box below, sign in the space provided, and return this to us no later than two weeks from the date of this letter.

- ☐ I do not wish to claim the monies.
- ☐ Please reissue the check.
- ☐ The original check has been found and is being returned to your office. Once the check is received, a new check will be issued to me.
- ☐ Other (please provide an explanation below or attach a separate explanation).

Signature

Date

Your prompt attention and assistance is appreciated. Please return to the following address:

Clerk of the Circuit Court
Official Records
221 Palafox Place, Ste 110
Pensacola, FL 32502

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,
Pam Childers, Clerk of the Circuit Court
By: [Signature]
Mylinda Johnson, Deputy Clerk