



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

0424-16

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BUFFALO BILL LLC 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963	Application date	Aug 14, 2023
Property description	SANDERS BARBARA 3590 MOLAREE DR PENSACOLA, FL 32503-3143 4600 BLK OF PETRA CIR 09-1844-140 BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 (Full legal attached.)	Certificate #	2018 / 4677
		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)
# 2018/4677	06/01/2018	214.53	90.10	304.63
→ Part 2: Total*				304.63

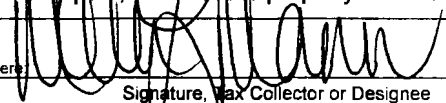
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/4120	06/01/2023	268.03	6.25	13.40	287.68
# 2022/4076	06/01/2022	260.76	6.25	13.04	280.05
# 2021/3799	06/01/2021	206.21	6.25	83.52	295.98
# 2020/4819	06/01/2020	223.17	6.25	123.86	353.28
# 2019/4485	06/01/2019	210.90	6.25	69.47	286.62
Part 3: Total*					1,503.61

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)	1,808.24
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)	2,183.24

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 August 30th, 2023

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

~~\$31.50~~ \$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.

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300590

To: Tax Collector of ESCAMBA 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
09-1844-140	2018/4677	06-01-2018	BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

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

08-14-2023
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 Parcel ID: 3915312400000004 Account: 091844140 Owners: SANDERS BARBARA Mail: 3590 MOLAREE DR PENSACOLA, FL 32503-3143 Situs: 4600 BLK OF PETRA CIR 32526 Use Code: VACANT RESIDENTIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$22,500</td> <td>\$0</td> <td>\$22,500</td> <td>\$14,224</td> </tr> <tr> <td>2022</td> <td>\$17,500</td> <td>\$0</td> <td>\$17,500</td> <td>\$12,931</td> </tr> <tr> <td>2021</td> <td>\$17,500</td> <td>\$0</td> <td>\$17,500</td> <td>\$11,756</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Tax Estimator</p> <p>File for New Homestead Exemption Online</p> <p>Report Storm Damage</p>		Year	Land	Imprv	Total	Cap Val	2023	\$22,500	\$0	\$22,500	\$14,224	2022	\$17,500	\$0	\$17,500	\$12,931	2021	\$17,500	\$0	\$17,500	\$11,756										
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Parcel Information Section Map Id: 39-15-31-1 Approx. Acreage: 0.4922 Zoned: HDMU HDMU Evacuation & Flood Information Open Report		Launch Interactive Map 	
View Florida Department of Environmental Protection (DEP) Data		Buildings Images	

None

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

Last Updated: 09/08/2023 (tc:10253)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BUFFALO BILL LLC** holder of **Tax Certificate No. 04677**, 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:

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091844140 (0424-16)

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

BARBARA SANDERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **3rd** day of **April 2024**.

Dated this 8th day of September 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 #: 09-1844-140 CERTIFICATE #: 2018-4677

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 29, 2003 to and including December 29, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: January 10, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 10, 2024

Tax Account #: **09-1844-140**

1. The Grantee(s) of the last deed(s) of record is/are: **BARBARA SANDERS**

By Virtue of Warranty Deed recorded 5/23/2007 in OR 6150/1687

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 Lien in favor of Escambia County Florida recorded 08/11/2006 – OR 5969/1294**
- b. **Judgment in favor of D&M Truss Company recorded 12/10/2004 – OR 5539/306**
- c. **Judgment in favor of McPhillips Windows 'N More, Inc. recorded 06/20/2005 – OR 5664/392**
- d. **Judgment in favor of Armstrong Cabinet Products recorded 08/03/2005 – OR 5696/153**
- e. **Judgment in favor of Armstrong Cabinet Products recorded 08/03/2005 – OR 5696/156**

4. Taxes:

Taxes for the year(s) 2017-2022 are delinquent.

Tax Account #: 09-1844-140

Assessed Value: \$14,224.00

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: APR 3, 2024

TAX ACCOUNT #: 09-1844-140

CERTIFICATE #: 2018-4677

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

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

BARBARA SANDERS
4682 TWIN CREEK CIR
PACE, FL 32571

BARBARA SANDERS
3590 MOLAREE DR
PENSACOLA, FL 32503

D&M TRUSS COMPANY
2620 MICHIGAN AVE
PENSACOLA, FL 32526

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

MCPHILLIPS WINDOWS
'N MORE, INC.,
PO BOX 169
MOBILE, AL 36601

ARMSTRONG CABINET
PRODUCTS
16803 DALLAS PKWY
ADDISON, TX 75001-5215

Certified and delivered to Escambia County Tax Collector, this 10th day of January, 2024.

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

January 10, 2024

Tax Account #:09-1844-140

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI
231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF
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SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1844-140(0424-16)

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

Prepared by
Barbara Sanders
5682 Twin Creek Circle
Pace, FL 32571
(850) 494-1350

Return to: GRANTEE

CORPORATE WARRANTY DEED

This indenture made on 3/01/2007 A.D., by

Paradise Constructors, Inc.

whose address is: 4960 Highway 90 #152, Pace, FL 32571
hereinafter called the "grantor", to

Barbara Sanders, a single woman

whose address is: 5682 Twin Creek Circle, Pace, FL 32571
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

Commencing at the Northeast corner of Magnolia Park Subdivision, according to the Plat Book 11, at Page 85, of the Public Records of Escambia County, Florida, (said point also being the Northeast corner of Parcel "A" of said Plat); thence South 01 degrees 57'55" West along the East boundary line of said subdivision for 231.17 feet to the Southeast corner of Parcel "A"; thence North 51 degrees 40'54" West along the North line of Lot 3 for 131.70 feet to the Northeast corner of said Lot 2 and Point of Beginning; thence South 50 degrees 41'22" West along the East line of Lot 4 for 125.00 feet to the R/W line of Petra Circle (60' R/W); said point being on a curve having a radius of 128.88 feet, a chord bearing of North 62 degrees 23'58" West and chord length of 98.17 feet; thence Northwesterly along the arc of said curve for a distance of 100.71 feet; thence North 05 degrees 12'31" East for 167.16 feet to an iron pin on the Southerly line of aforesaid Parcel "A"; thence South 51 degrees 40'54" East along said Parcel "A" for 216.08 feet to the Point of Beginning.

Parcel Identification Number: 39-1S-31-2400-000-004

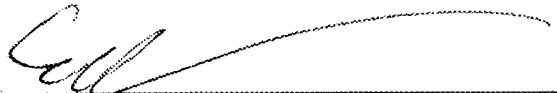
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2006.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

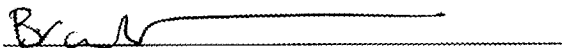
Paradise Constructors, Inc.



By: Edward W. Sanders, President

(Corporate Seal)

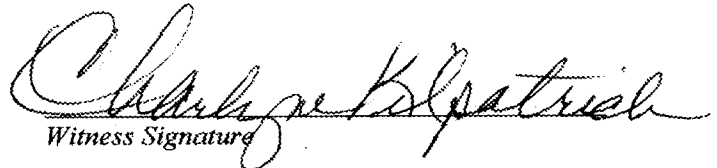
Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Brandi Parkerson

State of FL

County of Escambia


Witness Signature

Print Name: Charlyne Kilpatrick

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 3/01/2007, by Edward W. Sanders, as President, on behalf of Paradise Constructors, Inc., existing under the laws of the State of Florida, who is/are personally known to me or who has/have produced a valid drivers license as identification.



Brandi Parkerson
Commission #D0272226
Expires Jan 18, 2008
Bonded Thru
Atlantic Bonding Co. Inc


NOTARY PUBLIC

Printed Name of Notary _____
My Commission Expires: _____

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

ESCAMBIA COUNTY, FLORIDA

Vs.

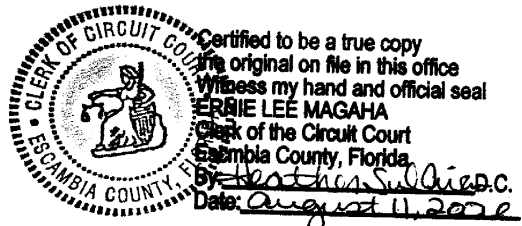
Case No.: 05-06-0340
Location: 4600 Blk of Petra Circle
PR# 391S31-2400-000-004

Paradise Constructors Inc.
4960 Highway 90 #152
Pace, FL 32571-1413

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,
Paradise Constructors, Inc. 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 Code of Ordinances 30-203(a), 30-202(e)

has occurred and continues.



THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: Paradise Constructors, Inc shall have until August 28, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include: Remove of an Nuisance
Conditions to include all Abatement in excess of 12"

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.⁰⁰ per day, commencing August 29, 2006. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should 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 abate the violation for you and 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 hereby awarded in favor of Escambia County as the prevailing party against Paradise Constructors Inc.

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 may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date.

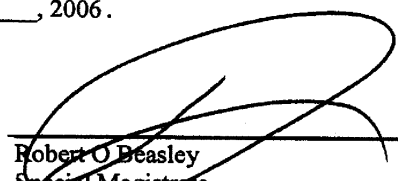
The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

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 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the 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 8 day
of August, 2006.


Robert O. Deasley
Special Magistrate
Office of Environmental Enforcement

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

D & M TRUSS COMPANY,
a Florida Corporation,
2620 Michigan Avenue,
Pensacola, FL 32526

Plaintiff,

v.

Case No.: 2004 SC 001738

Division: 4

PARADISE CONSTRUCTORS, INC.
a Dissolved Florida Corporation,

Defendant.

FINAL JUDGMENT UPON DEFAULT

This cause came to be heard at the pre-trial conference on October 19, 2004, at Hitchcock & Associates, 111 S. Baylen Street, Pensacola, Florida, 32501, and the Court having reviewed the court file and otherwise being full apprised in the premises, the court orders and adjudges as follows:

1. The Defendant, Paradise Constructors, Inc., a dissolved Florida Corporation, failed to appear at the pre-trial conference after receiving timely notice of said conference. Accordingly, the Court has entered a default pursuant to Florida Small Claims Rule 7.170(a).

2. The Plaintiff, D & M Truss Company, shall have a judgment against Defendant, Paradise Constructors, Inc., for damages in the principal amount of Four Thousand Six Hundred Thirty Dollars and Ninety-Four Cents (\$4,630.94).

3. Further, the Plaintiff shall recover service of process charges in the amount of One Hundred Thirty Dollars (\$130.00), filing fees in the amount of Ninety Seven Dollars and Fifty Cents (\$97.50), plus a reasonable attorney's fee

in the amount of One Thousand One Hundred Forty-Three Dollars and Fifty
Cents (\$1,143.50).

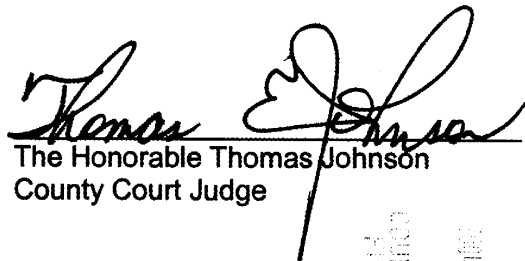
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-310654

4. Accordingly, Plaintiff's Judgment against Defendant shall amount to
a total of **SIX THOUSAND ONE DOLLAR AND NINETY-FOUR CENTS**
(\$6,001.94).

5. This Judgment shall bear interest at the rate of 7% per annum from
the date hereof until paid for all of which let execution issue.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this

29 day of November, 2004.


The Honorable Thomas Johnson
County Court Judge

Conformed Copies to:

Jason W. Peterson, Esq.
Clark, Partington, Hart
P.O. Box 13010
Pensacola, FL 32502

Paradise Constructors, Inc.
5040 Pontiz Parkway
Pace, FL 32571

A0029086

ERNEST LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL
NOV 29 P 14 32
COUNTY CIVIL DIVISION
FILED & RECORDED

IN THE CIRCUIT COURT IN AND FOR SANTA ROSA COUNTY, FLORIDA

MCPHILLIPS WINDOWS 'N MORE, INC.,
P. O. Box 169
Mobile, AL 36601

Plaintiff,

vs.

PARADISE CONSTRUCTORS, INC.
AND EDWARD SANDERS,

Defendants.

CASE NO.: 04-000664-CA
DIVISION:

File # 200519773
OR BK 2425 Pages 276 - 277
RECORDED 03/29/05 15:06:08
Mary M. Johnson, Clerk
Santa Rosa County, Florida

DEPUTY CLERK MR
#1
Trans # 246209

FINAL JUDGMENT AS TO ALL COUNTS

THIS MATTER having come on to be heard on Plaintiff's Motion for Summary Judgment as to All Counts and, notice having been given to the Defendants, PARADISE CONSTRUCTORS, INC. and EDWARD SANDERS, and the Court having considered same, it is

ORDERED AND ADJUDGED that Plaintiff, MCPHILLIPS WINDOWS 'N MORE, Inc., shall recover from Defendants, PARADISE CONSTRUCTORS, INC. and EDWARD SANDERS, as follows:

As to COUNT I, the sum of \$15,930.68 on principal, interest and late charges through the date of this Final Judgment.

As to COUNT II, the sum of \$9,558.08 on principal, plus \$19,116.16 for triple damages, plus \$477.90 for service charge under Fla. Statutes §68.065 (2).

Plus the sum of \$1,586.00 for attorneys' fees, which the Court hereby finds

CERTIFIED A TRUE AND CORRECT COPY
MARY M. JOHNSON
CLERK CIRCUIT COURT
SANTA ROSA COUNTY
FLORIDA
DEPUTY CLERK
#1
Trans # 246209

FILED COUNTY
SANTA ROSA COUNTY
CLERK'S OFFICE
2005 APR 22 P 3:50

reasonable fees, with costs in the sum of \$470.50, making a total for both Counts \$47,139.32, that shall bear interest at the rate of 7%, for which let execution issue.

DONE AND ORDERED in Chambers at Milton, Santa Rosa County, Florida this
22 day of Mar, 2005.



CIRCUIT JUDGE

AD
3-29-05
Conformed copies to:

Sally Bussell Fox, Esquire
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, FL 32502

✓ Paradise Constructors, Inc./Defendant
4960 Highway 90 #152
Pace, Florida 32571

✓ Edward Sanders/Defendant
4960 Highway 90 #152
Pace, Florida 32571

Prepared by:
Sally Bussell Fox, Esquire

File # 200540576, OR BK 2465 Page 113, Recorded 06/21/2005 at 01:20 PM, Mary
M. Johnson, Clerk Santa Rosa County, Florida Deputy Clerk CTS Trans # 260837

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR SANTA ROSA COUNTY, STATE OF FLORIDA
CIVIL DIVISION

ARMSTRONG CABINET PRODUCTS,
a division of ARMSTRONG WOOD
PRODUCTS, INC.,

Plaintiff,

vs.

CASE NO. 57-2004-CC-163

SOUTHERN DEVELOPMENT OF
NORTHWEST FLORIDA, INC.,
EDWARD W. SANDERS, and
PARADISE CONSTRUCTORS, INC.,

Defendant.

FILED
SANTA ROSA COUNTY
CLERK'S OFFICE
JUN 17 P 3 54

FINAL JUDGMENT AS TO COUNTS I AND II

Armstrong Cabinet Products ("Plaintiff"), a division of Armstrong Wood Products, Inc., came before this Court for hearing on the Plaintiff's Motion for Final Summary Judgement on June 7, 2005 at 11:30 a.m. CDT. The Court, having reviewed the evidence presented and hearing argument of counsel and noting that Defendants failed to appear or otherwise file any affidavits in opposition to Plaintiff's Motion For Final Summary Judgement and the Court otherwise being fully advised in the premises, it is hereby

ORDERED, ADJUDGED AND DECREED that:

1. Plaintiff's Motion for Final Summary Judgement is hereby GRANTED as to Counts I and II.

1

CERTIFIED A TRUE
AND CORRECT COPY
CLERK CIRCUIT COURT
MARY M. JOHNSON

BY

Mary M. Johnson
DEPUTY CLERK

DATE

6-24-05

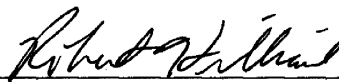
2. Plaintiff, Armstrong Cabinet Products, a division of Armstrong Wood Products, Inc., whose address is 16803 Dallas Parkway, Addison, Texas 75001-5215, shall recover from Defendants Edward W. Sanders, individually (whose address is 4960 Highway 90, #152, Pace, Florida 32571), and Southern Development of Northwest Florida, Inc., jointly and severally (whose address is 4960 Highway 90, #152, Pace, Florida 32571), the total amount of \$18,726.55, which shall bear interest at the statutory rate of 7% per annum from date hereof until paid, for all of which let execution issue.

2. That the judgement amount of \$18,726.55 was calculated as follows:

Principal unpaid amount:	\$13,524.44 plus
Interest accruing from November 26, 2003 to date of judgement on principal (granted on June 7, 2005 at 12%)	\$ 2,497.22 plus
Attorneys' fees (reasonable cost of collection up to 20% of principal pursuant to credit agreement)	\$ 2,704.89
Total	\$18,726.55

3. The Court finds that the amount of attorneys' fees and costs expended by Plaintiff are reasonable.

DONE AND ORDERED in Chambers, Santa Rosa County Courthouse, Milton, Santa Rosa County, Florida, this 17 day of June, 2005.


ROBERT HILLIARD
CIRCUIT JUDGE

OR BK 2465 PG 115

Copies Furnished To:

Barbara Sanders, President
Paradise Constructors, Inc.
4960 Highway 90, #152
Pace, FL 32571

Edward Sanders, Individually
4960 Highway 90, #152
Pace, FL 32571

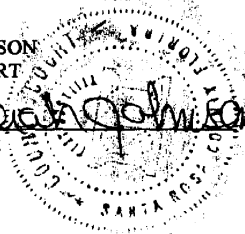
Edward W. Sanders, President
Southern Development of Northwest
Florida, Inc.
4960 Highway 90, #152
Pace, FL 32571

Roy Ford, Jr.
Hill, Ward and Henderson
Post Office Box 2231
Tampa, FL 33601-2231

Brad Herndon
Anchors, Foster, McInnis & Keefe, P.A.
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, FL 32547

MARY M. JOHNSON
CLERK OF COURT

By: 
Deputy Clerk



L:\Armstrong Cabinet\litigation\FJ.SandersSouthernDev.6-7-05.wpd

File # 200540577, OR BK 2465 Page 116, Recorded 06/21/2005 at 01:20 PM, Mary
M. Johnson, Clerk Santa Rosa County, Florida Deputy Clerk CTS Trans # 260837

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR SANTA ROSA COUNTY, STATE OF FLORIDA
CIVIL DIVISION

ARMSTRONG CABINET PRODUCTS,
a division of ARMSTRONG WOOD
PRODUCTS, INC.,

Plaintiff,

vs.

CASE NO. 57-2004-CC-163

SOUTHERN DEVELOPMENT OF
NORTHWEST FLORIDA, INC.,
EDWARD W. SANDERS, and
PARADISE CONSTRUCTORS, INC.,

Defendant.

FINAL JUDGMENT AS TO COUNT III

Armstrong Cabinet Products ("Plaintiff"), a division of Armstrong Wood Products,
Inc., came before this Court for hearing on the Plaintiff's Motion for Final Summary
Judgement on June 7, 2005 at 11:30 a.m. CDT. The Court, having reviewed the evidence
presented and hearing argument of counsel and noting that Paradise Constructors, Inc. failed
to appear or otherwise file any affidavits in opposition to Plaintiff's Motion For Final
Summary Judgement and the Court otherwise being fully advised in the premises, it is
hereby

ORDERED, ADJUDGED AND DECREED:

1. That Plaintiff's Motion for Final Summary Judgement is hereby **GRANTED** as to
Count III.

CERTIFIED A TRUE
AND CORRECT COPY
CLERK CIRCUIT COURT
MARY M. JOHNSON

BY Jane Johnson
DEPUTY CLERK
DATE 6-24-05

QR ER 2465 PG 117

2. That Plaintiff, Armstrong Cabinet Products, a division of Armstrong Wood Products, Inc., whose address is 16803 Dallas Parkway, Addison, Texas 75001-5215, shall recover from Defendant Paradise Constructors, Inc. (whose address is **4960 Highway 90, #152, Pace, Florida 32571**), \$18,895.53 (treble damages) in damages, plus reasonable attorneys' fees and costs incurred in the amount of \$9,076.16, for a total of **\$27,971.69**, which shall bear interest at the statutory rate of 7% per annum from date hereof until paid, **for all of which let execution issue.**

DONE AND ORDERED in Chambers, Santa Rosa County Courthouse, Milton, Santa Rosa County, Florida, this 17 day of June, 2005.


ROBERT HILLIARD
CIRCUIT JUDGE

Copies Furnished To:

Barbara Sanders, President
Paradise Constructors, Inc.
4960 Highway 90, #152
Pace, FL 32571

Edward Sanders, Individually
4960 Highway 90, #152
Pace, FL 32571

Edward W. Sanders, President
Southern Development of Northwest
Florida, Inc.
4960 Highway 90, #152
Pace, FL 32571

Roy Ford, Jr.
Hill, Ward and Henderson
Post Office Box 2231
Tampa, FL 33601-2231

Brad Herndon
Anchors, Foster, McInnis & Keefe, P.A.
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, FL 32547

MARY M. JOHNSON
CLERK OF COURT

By: 
Deputy Clerk

L:\Armstrong Cabinet\litigation\FI Paradise.6-7-05.wpd

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04677 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BARBARA SANDERS
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

BARBARA SANDERS
4682 TWIN CREEK CIR
PACE, FL 32571

MCPHILLIPS WINDOWS'N MORE, INC., D&M TRUSS COMPANY
PO BOX 169 2620 MICHIGAN AVE
MOBILE, AL 36601 PENSACOLA, FL 32526

ARMSTRONG CABINET PRODUCTS ESCAMBIA COUNTY / COUNTY ATTORNEY
16803 DALLAS PKWY 221 PALAFOX PLACE STE 430
ADDISON, TX 75001-5215 PENSACOLA FL 32502

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

WITNESS my official seal this 15th day of February 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 April 3, 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. 04677, 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:

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091844140 (0424-16)

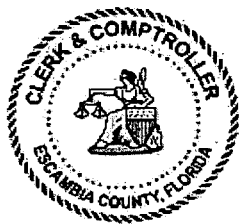
The assessment of the said property under the said certificate issued was in the name of

BARBARA SANDERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of April, which is the 3rd day of April 2024.

Dated this 2nd day of February 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

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SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091844140 (0424-16)

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BARBARA SANDERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **3rd** day of April 2024.

Dated this 30th 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:

4600 BLK OF PETRA CIR 32526



**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 April 3, 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.

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SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091844140 (0424-16)

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BARBARA SANDERS

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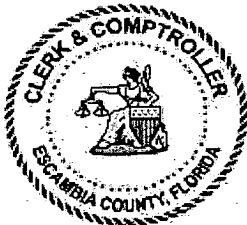
Dated this 30th day of January 2024.

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Personal Services:

BARBARA SANDERS
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

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

0424-16

Document Number: ECSO24CIV007218NON

Agency Number: 24-004032

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04677 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BARBARA SANDERS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 2/23/2024 at 8:41 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for BARBARA SANDERS , Writ was returned to court UNEXECUTED on 2/28/2024 for the following reason:

PER RESIDENT OF FIVE YEARS, SUBJECT DOES NOT LIVE THERE AND IS UNKNOWN. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

K. Lucas 9/4
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 April 3, 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.

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SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091844140 (0424-16)

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BARBARA SANDERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **3rd** day of **April 2024**.

Dated this 30th 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.

Personal Services:

BARBARA SANDERS
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
7/24 FEB 23 AM 8:11
RECEIVED

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 April 3, 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.

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SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091844140 (0424-16)

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BARBARA SANDERS

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Personal Services:

BARBARA SANDERS
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

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

0424-16

Document Number: ECSO24CIV007233NON

Agency Number: 24-004034

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04677 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BARBARA SANDERS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/23/2024 at 8:41 AM and served same at 8:00 AM on 2/29/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: J. Carnley 926
J. CARNLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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 April 3, 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. 04677**, 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:

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091844140 (0424-16)

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

BARBARA SANDERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **3rd** day of April 2024.

Dated this 30th 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:

4600 BLK OF PETRA CIR 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
ESCAMBIA COUNTY
CLERK OF THE CIRCUIT COURT
JAN 31 2024
7:00 PM
2024

BARBARA SANDERS [0424-16]
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

9171 9690 0935 0127 2419 18

BARBARA SANDERS [0424-16]
4682 TWIN CREEK CIR
PACE, FL 32571

9171 9690 0935 0127 2419 01

MCPHILLIPS WINDOWS'N MORE,
INC., [0424-16]
PO BOX 169
MOBILE, AL 36601

9171 9690 0935 0127 2418 95

D&M TRUSS COMPANY [0424-16]
2620 MICHIGAN AVE
PENSACOLA, FL 32526

9171 9690 0935 0127 2418 88

ARMSTRONG CABINET PRODUCTS
[0424-16]
16803 DALLAS PKWY
ADDISON, TX 75001-5215

9171 9690 0935 0127 2418 40

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0424-16]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 2418 57

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0424-16]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2418 64

Contact

CERTIFIED MAIL™

35-10-65110-0120* 3250258335 108

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

02/23/2024

022 00 1

01X1E

7 2419 01



FL 325

PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHURCHES
CLERK & CO. INC.
FILE

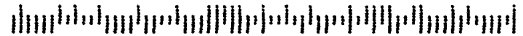
7024 MAR -5 A 11:30

COLUMBIA COUNTY, FL

ANK

BARBARA SANDERS [0424-16]
4682 TWIN CREEK CIR
PACE, FL 32571

32571-9507



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 2419 18



quadiant

FIRST-CLASS MAIL

IMI

\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

RECEIVED
CLERK OF THE CIRCUIT COURT
MAR 19 A. 0:20
PENSACOLA COUNTY, FL

BARBARA SANDERS [0424-16]
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

NIXIE

322 FE 1

0003/10/24

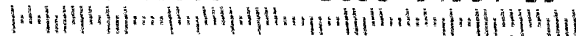
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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BC: 32502583335

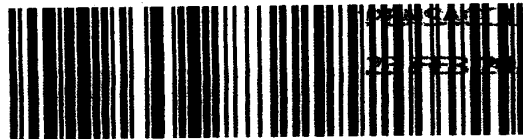
*2638-04504-23-38

32502583335
325033143



CERTIFIED MAIL™

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



PENSACOLA FL 325

23 FEB 2024 PM 1:14

9171 9690 0935 0127 2418 40



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PAID
FILED
MAR 15 A 10:07
PENSACOLA COUNTY, FL
ARMSTRONG CABINET PRODUCTS
[0424-16]
16803 DALLAS PKWY
ADDISON, TX 75001-5215

9327089849300365

75001-5215

NIXIE

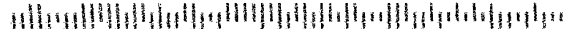
100

0001/02/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

001 32502000000

*2638-01268-22-00



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAID
CLEVERLY, AL

2024 APR 18 AM 9:58

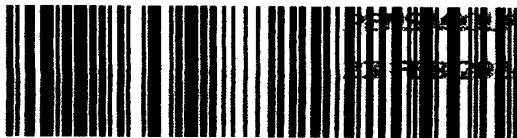
FLORIDA COUNTY, FL

MCPHILLIPS WINDOWS'N MORE,

INC., [0424-16]

PO BOX 169

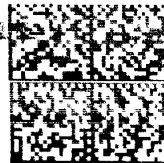
MOBILE, AL 36601



9171 9690 0935 0127 2418 95

PENSACOLA FL 325

03 FEB 2024 PM 1



quadiant

FIRST-CLASS MAIL
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\$007.36

02/23/2024 2:18 PM
043M31219251

US POSTAGE

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NIXIE

322 DE 1

0004/15/24

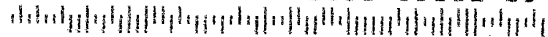
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32502583335

*2638-05281-23-38

36601-01698





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
09-1844-140	06		391S312400000004

SANDERS BARBARA
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

PROPERTY ADDRESS:
4600 BLK OF PETRA CIR

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

18/4677

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	14,224	0	14,224	94.11
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	22,500	0	22,500	44.15
BY STATE LAW	3.1820	22,500	0	22,500	71.60
WATER MANAGEMENT	0.0234	14,224	0	14,224	0.33
SHERIFF	0.6850	14,224	0	14,224	9.74
M.S.T.U. LIBRARY	0.3590	14,224	0	14,224	5.11
ESCAMBIA CHILDRENS TRUST	0.4365	14,224	0	14,224	6.21

TOTAL MILLAGE 13.2644

AD VALOREM TAXES \$231.25

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.03
NON-AD VALOREM ASSESSMENTS			\$15.03

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$246.28

If Paid By Please Pay	Mar 31, 2024 \$246.28	Apr 30, 2024 \$253.67	May 31, 2024 \$288.67		
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RETAIN FOR YOUR RECORDS

2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Mar 31, 2024 246.28
AMOUNT IF PAID BY	Apr 30, 2024 253.67
AMOUNT IF PAID BY	May 31, 2024 288.67
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
09-1844-140
PROPERTY ADDRESS
4600 BLK OF PETRA CIR

SANDERS BARBARA
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

1 091844140 2023 2

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BUFFALO BILL LLC holder of Tax Certificate No. 04677, 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:

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO RAW LI PETRA CIR (60 FT RW) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

SECTION 39, TOWNSHIP 1 S, RANGE 31 W
TAX ACCOUNT NUMBER 091844140 (0424-16)

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

BARBARA SANDERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of April, which is the 3rd day of April 2024.

Dated this 22nd day of February 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

4WR3/6-3/27TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he 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-04677 in the Escambia County Court was published in said newspaper in and was printed and released on March 6, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.

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

MALCOLM BALLINGER, PUBLISHER 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 27th day of March, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

_____, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

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

PAID

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

**Cert # 004677 of 2018 Date 4/3/2024
 Name ROMAN VASHURIN**

Cash Summary

Cash Deposit \$1,440.00
 Total Check \$27,604.10
 Grand Total \$29,044.10

Purchase Price (high bid amount) \$28,800.00
 + adv recording deed \$10.00
 + adv doc. stamps deed \$201.60
 + Adv Recording For Mailing \$18.50

Total Check \$27,604.10
 Adv Recording Deed \$10.00
 Adv Doc. Stamps \$201.60

Opening Bid Amount \$3,267.67
 - postage \$51.80
 - Researcher Copies \$0.00

Postage \$51.80
 Researcher Copies \$0.00

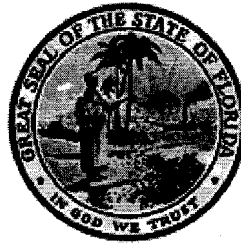
- Homestead Exempt \$0.00
 =Registry of Court \$3,215.87
 Purchase Price (high bid) \$28,800.00
 -Registry of Court \$3,215.87
 -advance recording (for mail certificate) \$18.50
 -postage \$51.80
 -Researcher Copies \$0.00
 = Overbid Amount \$25,532.33

Adv Recording Mail Cert \$18.50
 Clerk's Prep Fee \$14.00
 Registry of Court \$3,215.87
 Overbid Amount \$25,532.33

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 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 004677

Sold Date 4/3/2024

Name ROMAN VASHURIN

RegistryOfCourtT = TAXDEED	\$3,215.87
overbidamount = TAXDEED	\$25,532.33
PostageT = TD2	\$51.80
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$201.60
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc
6/1/2018	0101	CASE FILED 06/01/2018 CASE NUMBER 2018 TD 004677
9/12/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023068389
9/12/2023	TD83	TAX COLLECTOR CERTIFICATION
9/12/2023	TD84	PA'S INFO
9/12/2023	TD84	NOTICE OF TDA
1/25/2024	TD82	PROPERTY INFORMATION REPORT
2/26/2024	TD81	CERTIFICATE OF MAILING
3/8/2024	CheckVoided	CHECK (CHECKID 133284) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591
3/8/2024	CheckMailed	CHECK PRINTED: CHECK # 900036790 -- REGISTRY CHECK
3/8/2024	TD84	SHERIFF'S RETURN OF SERVICE
3/14/2024	TD84	CERT MAIL TRACKING AND RETURNED MAIL
4/1/2024	TD84	2023 TAX BILL
4/1/2024	TD84	PROOF OF PUBLICATION

VIEW IMAGES

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
9/12/2023 12:12:21 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
9/12/2023 12:12:22 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
9/12/2023 12:12:21 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
9/12/2023 12:12:23 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
9/12/2023 12:14:36 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
9/12/2023 12:15:40 PM	2023068389	BUFFALO BILL LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/8/2024 11:09:29 AM	Check (outgoing)	101874273	BALLINGER PUBLISHING	PO BOX 12665	200.00	900036790 CLEARED ON 3/8/2024
9/12/2023 12:15:40 PM	Deposit	101826596	BUFFALO BILL LLC		320.00	Deposit
Deposited			Used	Balance		
320.00			11,600.00	-11,280.00		

Results Report

Payments for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date

Case ID

04/03/2024

2020

TD 007638

04/03/2024

2019

TD 006366

04/03/2024

2019

TD 002869

04/03/2024

2018

TD 007757

04/03/2024

2018

TD 005324

04/03/2024

2018

TD 004677

04/03/2024

2018

TD 003744

04/03/2024

2018

TD 000663

04/03/2024

2017

TD 008098

04/03/2024

2017

TD 005786

04/03/2024

2017

TD 005784

04/03/2024

2017

TD 005783

04/03/2024

2017

TD 005782

04/03/2024

2017

TD 005781

04/03/2024

2017

TD 005780

04/03/2024

2017

TD 005777

04/03/2024

2017

TD 005774

04/03/2024

2017

TD 005773

04/03/2024

2017

TD 005757

04/03/2024

2017

TD 005756

04/03/2024

2017

TD 005753

Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Ack
Edit Name on Title													
Name on Title Custom Fields Style													
Case Number: 2018 TD 004677													
Result Date: 04/03/2024													
Title Information:													
Name:		Roman Vashurin											
Address1:		6123 Chablis Ln											
Address2:													
City:		Pensacola											
State:		FL											
Zip:		32504											
		Cancel Update											
003320000	70313	\$2,000.00	\$200.00	\$3,000.00	\$0.00	\$42.50	\$0.00	\$0.00	\$24.50	\$3,367.00	05756	Thu Hong Thi Ngu: 5156 San	
083S326000	70313	\$10,100.00	\$505.00	\$9,595.00	\$0.00	\$42.50	\$0.00	\$0.00	\$70.70	\$9,708.20	05753	Thu Hong Thi Ngu: 5156 San	

Page 1 of 1

50

View 1 - 35

TOTALS:

Items Count: 35

Balance: \$175,970.00

Clerk Fees: \$0.00

Rec Fees: \$1,487.50

Doc Stamps: \$1,577.80

Total Due: \$179,035.30

79643

Roman Vashurin

\$28,800.00

Deposit
\$1,440.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04677 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BARBARA SANDERS
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

BARBARA SANDERS
4682 TWIN CREEK CIR
PACE, FL 32571

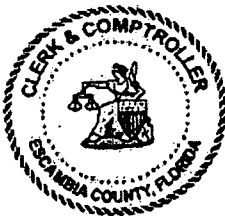
MCPHILLIPS WINDOWS'N MORE, INC., D&M TRUSS COMPANY
PO BOX 169
MOBILE, AL 36601

2620 MICHIGAN AVE
PENSACOLA, FL 32526

ARMSTRONG CABINET PRODUCTS ESCAMBIA COUNTY / COUNTY ATTORNEY
16803 DALLAS PKWY 221 PALAFOX PLACE STE 430
ADDISON, TX 75001-5215 PENSACOLA FL 32502

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

WITNESS my official seal this 15th day of February 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BUFFALO BILL LLC holder of Tax Certificate No. 04677, 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:

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO RW LI PETRA CIR (80 FT RW) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

SECTION 39, TOWNSHIP 1 S, RANGE 31 W
TAX ACCOUNT NUMBER 091844140 (0424-16)

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

BARBARA SANDERS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of April, which is the 3rd day of April 2024.

Dated this 22nd day of February 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

4WR3/6-3/27TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he 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-04677 in the Escambia County Court was published in said newspaper in and was printed and released on March 6, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.

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

MALCOLM BALLINGER, PUBLISHER 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 27th day of March, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

_____, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

Tax deed file number 0424-16

Parcel ID number 391S312400000004

TAX DEED

Escambia County, Florida

for official use only

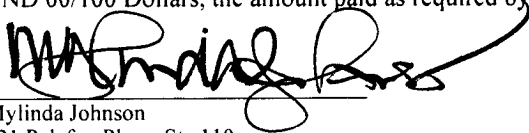
Tax Certificate numbered 04677 issued on June 1, 2018 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 3rd day of April 2024, the land was offered for sale. It was sold to **Roman Vashurin**, 6123 Chablis Ln Pensacola FL 32504, who was the highest bidder and has paid the sum of the bid as required by law.

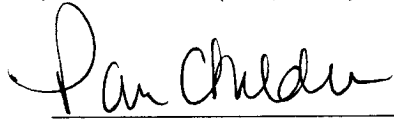
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

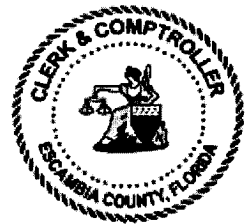
Description of lands: BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687 SECTION 39, TOWNSHIP 1 S, RANGE 31 W

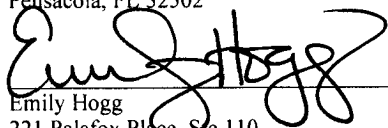
**** Property previously assessed to: BARBARA SANDERS**

On 3rd day of April 2024, in Escambia County, Florida, for the sum of (\$28,800.00) TWENTY EIGHT THOUSAND EIGHT HUNDRED AND 00/100 Dollars, the amount paid as required by law.


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

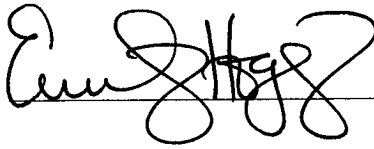

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida




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

On this 3rd day of April, 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
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida



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

ARMSTRONG CABINET PRODUCTS
16803 DALLAS PKWY
ADDISON, TX 75001-5215

Tax Deed File # 0424-16
Certificate # 04677 of 2018
Account # 091844140

Property legal description:

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **April 3, 2024**, and a surplus of **\$4,212.35** (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 12th day of April 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 0128 0580 34



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

BARBARA SANDERS
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

Tax Deed File # 0424-16
Certificate # 04677 of 2018
Account # 091844140

Property legal description:

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

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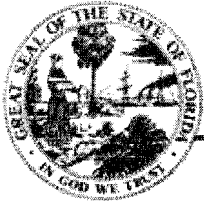


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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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

BARBARA SANDERS
4682 TWIN CREEK CIR
PACE, FL 32571

Tax Deed File # 0424-16
Certificate # 04677 of 2018
Account # 091844140

Property legal description:

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

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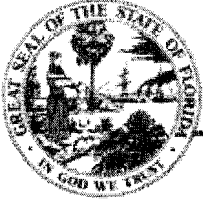


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

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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

D&M TRUSS COMPANY
2620 MICHIGAN AVE
PENSACOLA, FL 32526

Tax Deed File # 0424-16
Certificate # 04677 of 2018
Account # 091844140

Property legal description:

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

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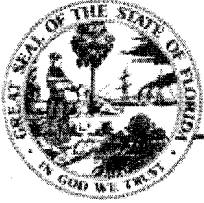


ESCAMBIA COUNTY CLERK OF COURT

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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

MCPHILLIPS WINDOWS'N MORE, INC.,
PO BOX 169
MOBILE, AL 36601

Tax Deed File # 0424-16
Certificate # 04677 of 2018
Account # 091844140

Property legal description:

BEG AT NE COR MAGNOLIA PARK PB 11 P 85 S 1 DEG 57 MIN 55 SEC W ALG E BOUNDARY LI 231 17/100 FT N 51 DEG 40 MIN 54 SEC W ALG N LI OF LT 3 FOR 131 70/100 FT TO NE COR OF LT 3 AND POB S 50 DEG 41 MIN 22 SEC W ALG E LI LT 4 125 FT TO R/W LI PETRA CIR (60 FT R/W) SD PT BEING ON CURVE RADIUS 128 88/100 FT CH BRG N 62 DEG 23 MIN 58 SEC W CH LENGTH 98 17/100 FT NWLY ALG ARC OF CURVE 100 71/100 FT N 5 DEG 12 MIN 31 SEC E 167 16/100 FT S 51 DEG 40 MIN 54 SEC E 216 08/100 FT TO POB BEING ALL OF LT 4 AND A PORTION OF LT 5 MAGNOLIA PARK PB 11 P 85 OR 6150 P 1687

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ESCAMBIA COUNTY CLERK OF COURT

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9171 9690 0935 0128 0580 03



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

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
2006 CL 081519 / CE05-06-0340
AGAINST 4600 BLK OF PETRA CIRCLE
(ALSO 5969/1158)

Tax Deed File # 0424-16
Certificate # 04677 of 2018
Account # 091844140

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Dated this 12th day of April 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

Tax Certificate #

2018 TD 004677

Account #

091844140

Property Owner

Barbara Sanders

Property Address

4600 Blk of Petra Cir 32526

SOLD TO:

Roman Vashurin

\$28,800.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:
Recording Fees (from TXD receipt)	\$ 230.10 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 400.48 ✓
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓
Certificate holder/taxes & app fees	\$ 2,955.95 ✓
Refund High Bidder unused sheriff fees	\$ 40.00 ✓
Additional taxes	\$ 253.67 ✓
Postage final notices	\$ 31.00 ✓
CODE ENF	\$ 20,882.50
	\$
	\$
	\$
	\$

Check #	Balance
	\$
Key Fee in BM as OR860	\$
	\$
	\$
	\$
	\$
	\$25,131.85
	\$
	\$4212.35
	\$
	\$
	\$
	\$

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:

✓		
✓		
✓	CODE ENF LIEN	Due \$ 20,882.50
✓	5969/1294	Paid \$ 20,882.50
✓		Due \$
✓		Paid \$
✓		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$

Notes:

18/04677

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

January 10, 2024

Tax Account #: 09-1844-140

1. The Grantee(s) of the last deed(s) of record is/are: **BARBARA SANDERS**

By Virtue of Warranty Deed recorded 5/23/2007 in OR 6150/1687

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 Lien in favor of Escambia County Florida recorded 08/11/2006 – OR 5969/1294**

b. **Judgment in favor of D&M Truss Company recorded 12/10/2004 – OR 5539/306**

c. **Judgment in favor of McPhillips Windows 'N More, Inc. recorded 06/20/2005 – OR 5664/392**

d. **Judgment in favor of Armstrong Cabinet Products recorded 08/03/2005 – OR 5696/153**

e. **Judgment in favor of Armstrong Cabinet Products recorded 08/03/2005 – OR 5696/156**

4. Taxes:

Taxes for the year(s) 2017-2022 are delinquent.

Tax Account #: 09-1844-140

Assessed Value: \$14,224.00

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

2006CL 08/519
 CE05.06.0340

CODE ENFORCEMENT LIEN PAYOFF

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

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

Official Records Book: 5969 Page: 1294 [View Image](#)

Start Date 08/29/2006 Court Cost 1,100.00

Reimbursement Recording Fee Order 27.00 Reimbursement Recording Fee Lien 27.00

Amended Order ☐ Copies 4.5 Certified Abatement Costs 0.00

Fine Per Day \$100.00 Date Of Payoff 03/14/2007

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

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Total Due Costs
\$100.00	197	\$19,700.00	\$1,100.00	\$58.50	\$10.00	\$7.00	\$7.00	\$20,882.50

4600 BLK of Petra Circle
 CE: 05-06-0340

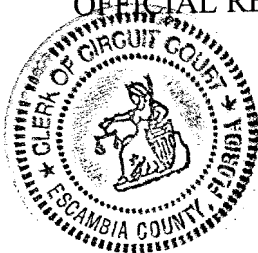
STATE OF FLORIDA
COUNTY OF ESCAMBIA

CANCELLATION OF LIEN

Case No. CE05-06-0340

The Code Enforcement Special Master Order dated 8/8/2006, created pursuant to Section 30-34(d) of Escambia County Code of Ordinances and recorded as a lien on 8/11/2006 against PARADISE CONSTRUCTORS INC , whose address is 4600 BLK OF PETRA CIRCLE, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 15TH DAY OF APRIL, 2024.

OFFICIAL RECORDS BOOK/PG#s: 5969/1294 AND 5969/1158



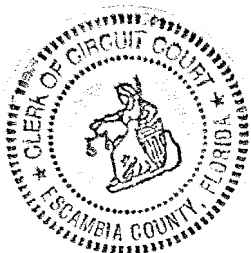
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Deputy Clerk

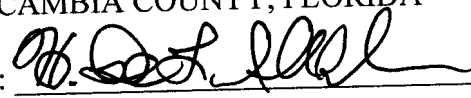
STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

Given under my hand and official seal this 15TH DAY OF APRIL 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court

SURPLUS AGENTS

— FOR AMERICANS —

Surplus Agents for Americans, LLC can be contacted at 2436 N Federal HWY #610 Lighthouse Point, FL 33064, or through their website, www.surplusagentsforamericans.com.

This agreement ("Agreement") is made between Barbara Sanders ("Assignor"), a legal titleholder of record or beneficiary/heir of a titleholder of the real property located at 4600 BLK OF PETRA CIR 32526 PENSACOLA, FL- 32526 and The Surplus Agents for Americans, LLC ("Assignee"), a Florida limited liability company with a principal place of business at the aforementioned address.

WHEREAS, the Property is the subject of a foreclosure action with case number 2018 TD 004677 in Escambia Florida; with parcel number 391S312400000004 and WHEREAS, Assignor wishes to retain Assignee's services to recover any and all surplus funds and other monies resulting from the forced sale of the Property in the Foreclosure Action ("Surplus"); and WHEREAS, the Property was sold at foreclosure auction on 2024/04/03.

Now, in consideration of the foregoing and other good and valuable consideration, the parties agree as follows:

The Recitals above are incorporated into this Agreement by reference, and the parties represent and warrant their accuracy.

Assignor fully and irrevocably assigns, transfers, and conveys to Assignee the exclusive right to recover any and all Surplus, subject to the provisions herein. This assignment cannot be canceled without Assignee's express written approval.

Assignor acknowledges that Assignee and its agents are not attorneys and cannot provide legal advice.

Assignee lawyers will file paperwork with the county to recover the funds.

Assignor is not obligated to pay anything to the assignee unless the surplus is successfully recovered and can terminate this agreement at any time.

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2024 APR 22 A 11:01
ESCAMBIA COUNTY, FL

Assignee will receive the Surplus and disburse it according to the terms of this Agreement.

Assignor authorizes Assignee to sign Assignor's name on any instrument necessary to carry out the Agreement's purpose.

The Assignee's services, encompassing the discovery, notification, and processing of paperwork related to the surplus claim, incur a fixed fee of \$5154.0.

Assignor agrees to pay any attorneys' fees and costs advanced by Assignee from Assignor's portion of the net Surplus under this Agreement. Assignor shall receive the remaining Surplus. Assignee shall provide Assignor with a timely accounting of all funds disbursed.

The Agreement will continue until Assignee has successfully collected all of the Surplus or has completed its performance, as determined solely by Assignee. The Agreement survives any orders vacating or voiding sales and resetting sale dates.

Assignee disclosed to Assignor the following:

- A) The assessed property value is \$28800.0.
- B) The assessed value may be lower than the actual value;
- C) The amount of debt on the property is approximately \$3028.0.
- D) The property has an equity of approximately \$25772.0.
- E) The sale price of the property in foreclosure is \$28800.0.
- F) The surplus amount is \$25772.0.

The Assignor acknowledges and understands that:

- a) They do not require an attorney or other representative to recover the surplus.
- b) They have the right to consult an independent attorney of their choice before executing this agreement.

The Assignor understands that the Assignee cannot guarantee obtaining the surplus, as other parties may have a superior claim to it. If the Assignee is unable to obtain the surplus, the Assignor will not owe anything to the Assignee.

The Assignor warrants that they have not assigned the right to obtain the surplus to any other party and will not assign it to anyone else. They understand that a breach of this provision would be a material breach of the agreement.

The Assignor acknowledges and agrees to cooperate with recovery efforts and understands that obtaining the surplus is time-sensitive, as the Assignment must be filed with the court within 60 days after the filing of the certificate of disbursements. The Assignor agrees to provide all relevant information to the Assignee to file the Assignment with the court on time. The parties agree that liquidated damages payable under this agreement do not constitute a penalty. The amount of liquidated damages has been agreed upon after good faith negotiations and is reasonable considering the anticipated harm caused by the breach, difficulties of proof of loss, and inconvenience or non-feasibility of obtaining an adequate remedy. The parties agree that this agreement will be governed by and construed in accordance with the laws of the State of Florida. The exclusive jurisdiction for any lawsuit related to or arising under this agreement shall be in the state court sitting in Broward

County, Florida. The parties waive any objection to jurisdiction and venue for any such lawsuit. The parties also waive the right to a jury trial concerning any disputes arising from this agreement. If either party brings an action to enforce their rights under this contract, the prevailing party shall recover their expenses, including reasonable attorney's fees, incurred in said action, including any appeals. This provision will survive the termination of this agreement. In case of a dispute regarding this agreement between the Assignee and Assignor, or between the Assignee and another party to whom the Assignor may have assigned the surplus, the Assignor agrees that 100% of the surplus at issue shall be held in escrow by the Court Registry or Assignee's attorney, as appropriate under the circumstances, until the dispute is resolved, including separate enforcement actions and appeals. The Assignor agrees that they may sign this agreement electronically for convenience or efficiency. They acknowledge that their signature in DocuSign, HelloSign, SignNow or other electronic digital form carries the same legal weight and effect as their physical signature, and they waive the right to challenge it. This agreement may be executed in counterparts, and each counterpart shall be deemed an original, but all together shall constitute one and the same instrument. This agreement constitutes the entire agreement between the parties with respect to the subject matter herein and supersedes all other prior agreements and understandings, whether written or oral, between the parties with respect to the subject matter herein.

IN WITNESS WHEREOF, the parties have executed.

READ, UNDERSTOOD, ACKNOWLEDGED, AND AGREED:

Barbara Sanders

Signature: _____

Client Name: Barbara Sanders

Date: Thursday, April 04, 2024

Kathleen Perez

Signature: _____

Kathleen Perez

CEO Surplus Agents For Americans LLC

Date: Thursday, April 04, 2024

Document History

SignNow E-Signature Audit Log

All dates expressed in MM/DD/YYYY (US)

Document name: Barbara Sanders
Document created: 04/04/2024 17:14:41
Document pages: 3
Document ID: 990133b1fd58408c8ec0ecd1edc805831ebc2401
Document Sent: 04/04/2024 17:14:42 UTC
Document Status: Signed
 04/04/2024 17:55:39UTC

Sender: info@surplusagentsforamericans.com
Signers: soldbybarbie@gmail.com
CC:

Client	Event	By	Server Time	Client Time	IP Address
Deployment	Uploaded the Document	info@surplusagentsforamericans.com	04/04/2024 17:14:41 pm UTC		3.23.112.249
Deployment	Document Saved	info@surplusagentsforamericans.com	04/04/2024 17:14:42 pm UTC		3.23.112.249
Deployment	Invite Sent to: soldbybarbie@gmail.com	info@surplusagentsforamericans.com	04/04/2024 17:14:43 pm UTC		3.23.112.249
Deployment	Viewed the Document	soldbybarbie@gmail.com	04/04/2024 17:51:32 pm UTC	04/04/2024 17:51:32 pm UTC	73.192.59.16
Deployment	Document Saved	soldbybarbie@gmail.com	04/04/2024 17:55:39 pm UTC	04/04/2024 17:55:39 pm UTC	73.192.59.16
Deployment	Signed the Document	soldbybarbie@gmail.com	04/04/2024 17:55:39 pm UTC	04/04/2024 17:55:39 pm UTC	73.192.59.16
Deployment	Sender info@surplusagentsforamericans.com received a signed document copy	info@surplusagentsforamericans.com	04/04/2024 17:55:45 pm UTC	04/04/2024 17:55:39 pm UTC	73.192.59.16
Deployment	Signer soldbybarbie@gmail.com received a signed document copy	soldbybarbie@gmail.com	04/04/2024 17:55:45 pm UTC	04/04/2024 17:55:39 pm UTC	73.192.59.16
Deployment	Document email copy: soldbybarbie@gmail.com	soldbybarbie@gmail.com	04/04/2024 17:56:13 pm UTC	04/04/2024 17:56:11 pm UTC	73.192.59.16
Deployment	Viewed the Document	soldbybarbie@gmail.com	04/04/2024 20:34:09 pm UTC	04/04/2024 20:34:08 pm UTC	73.192.59.16
Deployment	Viewed the Document	soldbybarbie@gmail.com	04/04/2024 20:34:54 pm UTC	04/04/2024 20:34:54 pm UTC	73.192.59.16
SignNow Web Application	Document Downloaded	info@surplusagentsforamericans.com	04/04/2024 20:41:55 pm UTC	04/04/2024 20:41:52 pm UTC	197.185.119.108
SignNow Web Application	Viewed the Document	info@surplusagentsforamericans.com	04/05/2024 18:50:06 pm UTC	04/05/2024 18:50:06 pm UTC	197.185.119.108
Android Application v2	Document Downloaded	info@surplusagentsforamericans.com	04/05/2024 23:28:21 pm UTC		172.56.65.163
SignNow Web Application	Document Downloaded	info@surplusagentsforamericans.com	04/15/2024 17:38:51 pm UTC		197.185.117.101

Request for Taxpayer Identification Number and Certification

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

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

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Surplus Agents for Americans LLC	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► C Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) See instructions. 2436 N Federal HWY #610	Requester's name and address (optional)
	6 City, state, and ZIP code Lighthouse Point, FL 33064	
	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								
9	2		-	2	3	7	0	7

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 KATHLEEN PEREZ CEO	Date ► 3/6/2024
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General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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

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

AFFIDAVIT OF BARBARA CURLETT

BEFORE ME, the undersigned authority, personally appeared, BARBARA CURLETT, and upon being duly sworn, says that:

1. I have personal knowledge of the facts contained herein and am authorized to make this affidavit.

2. My legal name was changed from Barbara Sanders to Barbara Curlett because **ADD IN WHY NAME WAS CHANGED - MARRIED, DIVORCE, MAIDEN NAME, ETC.** DIVORCED

3. I am the former owner of record of the real property with the Parcel ID: 391S312400000004 and legal description: **HOME OR VACANT LOT** Vacant lot

4. I am the only former owner of record entitled to claim any surplus funds for the tax deed certificate number 2018 TD 004677.

5. The above statements are true, accurate, and correct.

Barbara Curlett
BARBARA CURLETT

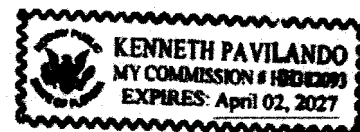
STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 15th day of April, 2024, by BARBARA CURLETT.

[Signature]
(Signature of Notary Public)

Kenneth Pavilando
(Name of Notary Typed, Printed, or Stamped)

(NOTARY SEAL)



Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced Florida Drivers License

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

***Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 2018 TD 004677 Certificate # _____ of 20 24 Sale Date: 4/1/24

Property Address: _____

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: Surplus Agents For Americans

Contact Name, if Applicable: Kathleen Perez

Address: 2436 N Federal Hwy #610 Lighthouse Point, FL 33064

Telephone Number: 561-419-4974

Email Address: info@surplusagentsforamericans.com

I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

☒ I claim surplus proceeds resulting from the above tax deed sale.

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

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

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;
☐ Government lien; ☐ Other

Describe other: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

**Include additional sheet if needed: ☐

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

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: _____ Book #: _____ Page #: _____

Amount of surplus tax deed sale proceeds claimed: \$ 25772

Does the titleholder claim the subject property was homestead property: _____

3. I request payment of any surplus funds due to me be mailed to:

2436 N Federal Hwy #610 Lighthouse Point, FL 33064

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

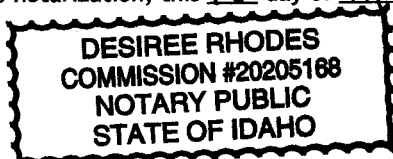
Signature of Claimant: _____

Print: KATHLEEN PEREZ CEO

STATE OF Idaho

COUNTY OF Adams

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
_____ online notarization, this 16 day of April, 2024, by Kathleen Perez



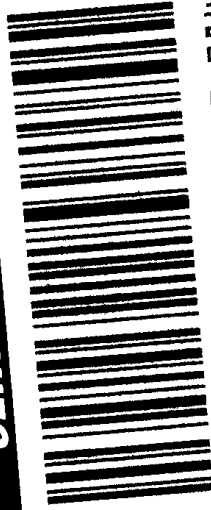
Desiree Rhodes
Signature-Notary Public, State of Florida State of Idaho
Print Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____ Type of Identification Produced _____

FILED
2024 APR 22 A 11:01
CLERK & COMPTROLLER
PAM CHILDRERS
ESCAMBIA COUNTY, FL

CERTIFIED MAIL®

SURPLUS AGENTS FOR AMERICANS
2436 N Federal Hwy #610
Lightning Bolt, FL 33064



7021 1970 0000 8273 3840



RDC 99



32502

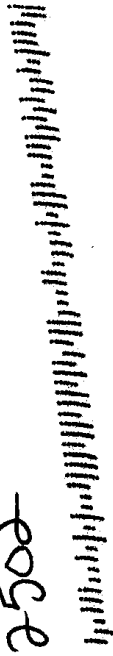
U.S. FCM
NEW ME
APR 16, 20

\$8.97

R2305E124331-1.1

ESCAMBIA CLERK OF CIRCUIT COURT
Tax Deed DIVISION
221 Palafax Place
STG 110
Pensacola, FL 32502

3250233833 0009



Mylanda Johnson (COC)

From: SAFA <info@surplusagentsforamericans.com>
Sent: Friday, July 26, 2024 10:47 AM
To: Mylanda Johnson (COC)
Subject: [EXTERNAL]Re: FW: Claim received for Barbara Sanders

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.

Good morning,

We have mailed the notarized assignment. You can expect it to arrive early next week.

Regards,

On 2024-07-26 17:41, Mylanda Johnson (COC) wrote:

Good morning,

I'm just following up to the email Heather sent you in April. We received the claim on behalf of Barbara Curlett f/k/a Barbara Sanders.

The assignment of interest document was not notarized. Will you be sending that over soon?

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor

850-595-4813

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

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

From: Mylanda Johnson (COC)
Sent: Friday, July 26, 2024 8:31 AM
To: info@surplusagentsforamerican.com
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: Claim received for Barbara Sanders

Good morning,

I'm just following up to the email Heather sent you in April. We received the claim on behalf of Barbara Curlett f/k/a Barbara Sanders.

The assignment of interest document was not notarized. Will you be sending that over soon?

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

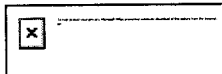
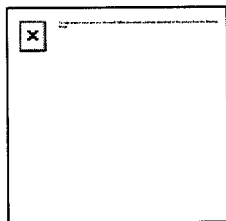
Office of Pam Childers

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

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

www.EscambiaClerk.com

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may be subject to public records disclosure.*

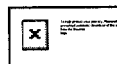


Surplus County Research Specialist

☐ 561-593-4695

☐ 2436 N Federal Hwy #330 Lighthouse Point,

☐ FL 33064



DATE OF AUCTION: APR 3 2024
TAX ACCOUNT NO: 09-1844-140
CERT NO: 2018 TD 04677
FILE NO: 0424-16

PROPERTY ADDRESS: 4600 BLK OF PETRA CIR 32526

BALANCE OF SURPLUS: \$4,212.35
DATE OF SURPLUS NOTICE: APR 12 2024
OWNERS AT TIME OF AUCTION: BARBARA SANDERS

DATE OF CLAIM: APR 22 2024
CLAIMANT: SURPLUS AGENTS FOR AMERICANS LLC
ON BEHALF OF BARBARA SANDERS NKA BARBAR CURLETT

DATE OF CLAIM:
CLAIMANT:

LIENHOLDERS: CODE ENFORCEMENT - PAID FROM SURPLUS
POSSIBLE LIENS AGAINST PARADISE CONSTRUCTORS INC / EDWARD W SANDERS

120 DAY CLAIM PERIOD: AUG 10 2024
LIENHOLDER CLAIMS FILED?

NOTES:

***NEED NOTARIZED ASSIGNMENT

Need notarized
assignment

126 - EMAILED FOR
NOTARIZED ASSIGNMENT

[illegible]

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Friday, July 26, 2024 8:31 AM
To: info@surplusagentsforamerican.com
Cc: Emily Hogg (COC)
Subject: Claim received for Barbara Sanders

Good morning,

I'm just following up to the email Heather sent you in April. We received the claim on behalf of Barbara Curlett f/k/a Barbara Sanders.

The assignment of interest document was not notarized. Will you be sending that over soon?

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor
850-595-4813
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

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

Heather Mahoney (COC)

From: Heather Mahoney (COC)
Sent: Monday, April 29, 2024 4:28 PM
To: info@surplusagentsforamericans.com
Subject: Claim Received for Barbara Sanders

Good Afternoon,

Our office is in receipt of the claim filed by Surplus Agents For Americans on behalf of Barbara Curlett, formerly known as Barbara Sanders. The assignment of interest document from Ms. Sanders to Surplus Agents For Americans includes a digital signature for both parties, and was not notarized. Please have Ms. Curlett aka Ms. Sanders execute a new assignment of interest in front of a notary, and forward that document to our office for review.

Thank you,



Heather Mahoney

Manager, Official Records

850-595-3937

hmahoney@EscambiaClerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit

Court & Comptroller

221 S. Palafox Street, Pensacola, FL 32502

www.EscambiaClerk.com

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

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Thursday, August 1, 2024 11:57 AM
To: SAFA
Subject: Claim on behalf of Barbara Sanders

Good Morning,

I'm notifying you that we received a claim today on behalf of a lienholder of record, McPhillips Windows & More. The lien was recorded in 2005 against Paradise Constructors. Paradise Constructors owned the property from 2003-2007.

I'm not sure how much they are claiming, I'm waiting for a response, but the final judgment in court records is for \$47,139.32.

I'm still reviewing the case but will keep you posted.

Mylanda



Mylanda Johnson

Operations Supervisor
850-595-4813
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

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



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 15, 2024

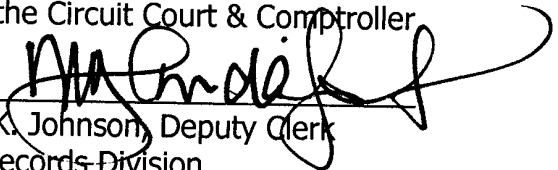
Surplus Agents for Americans LLC
2436 N Federal Hwy #610
Lighthouse Point FL 33064

Re: Tax Certificate 2018 TD 04677

Dear Ms. Perez,

Please find enclosed check # ~~900037501~~ in the amount of \$4,212.35. This amount represents payment of the claim on behalf of Barbara Sanders, for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property located at 4600 Blk of Petra Circle, Pensacola FL 32526

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Mylinda K. Johnson, Deputy Clerk
Official Records Division

/mj
Enclosures

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

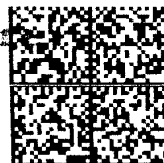
Pensacola, FL 32502



9171 9690 0935 0128 0580 27

PENSACOLA FL 325

APR 16 2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

04/16/2024 ZIP 32502
043M31219251

US POSTAGE

NOTICE OF SURPLUS FUNDS FROM TAX DEED

BARBARA SANDERS
3590 MOLAREE DR
PENSACOLA, FL 32503-3143

Deed File # 0424-16

322 AA 1 N C0004/29/24
UNABLE TO FORWARD/FOR REVIEW

FWD
32503-3143

BC: 32503999955 DU *2638-06041-1

75083-52345233

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

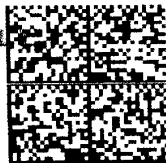
Pensacola, FL 32502



PENSACOLA FL 325

10 APR 2024 PM 1:10

9171 9690 0935 0128 0580 10



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

04/16/2024 ZIP 32502
043M31219251

US POSTAGE

RECEIVED
OFFICE OF THE CLERK
PENSACOLA, FL
APR 16 2024

1024 MAY 16 A 10:10

CLERK OF THE CIRCUIT COURT

D&M TRUSS COMPANY
2620 MICHIGAN AVE
PENSACOLA, FL 32526

Tax Deed File # 0424-16
Certificate # 04677 of 2018

NIXIE

322 DE 1

0005/12/24

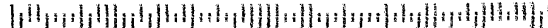
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 3250258335

*1087-02642-29-18

32502>5833
32528-2268



CERTIFIED MAIL™

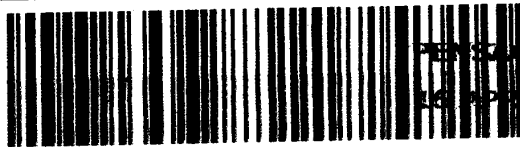
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

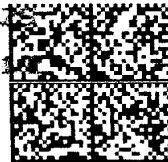
Pensacola, FL 32502



9171 9690 0935 0128 0580 41

PENSACOLA FL 325

10:16 PM 2024 PM 1



quadrant

FIRST-CLASS MAIL

IMI

\$007.36⁰

04/16/2024 ZIP 32502
043M31219251

US POSTAGE

UNCLAIMED

BARBARA SANDERS
682 TWIN CREEK CIR
ACE, FL 32571

ax Deed File # 0424-16
rtificate # 04677 of 2018

NIXIE

322 DC 1

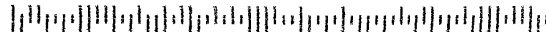
0005/12/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*0238-04366-12-05

325025833
325



CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

***Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 2018 TD 004677 Certificate # _____ of 20 _____ Sale Date: 4/3/24

Property Address: _____

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: Surplus Agents For Americans

Contact Name, if Applicable: Kathleen Perez

Address: 2436 N Federal Hwy #330 Lighthouse Point, FL 33064

Telephone Number: 561-419-4974

Email Address: info@surplusagentsforamericans.com

I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

- ☐ I claim surplus proceeds resulting from the above tax deed sale.
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

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

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;
☐ Government lien; ☐ Other

Describe other: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

**Include additional sheet if needed: ☐

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

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: _____ Book #: _____ Page #: _____

Amount of surplus tax deed sale proceeds claimed: \$ 25772

Does the titleholder claim the subject property was homestead property: _____

3. I request payment of any surplus funds due to me be mailed to:

2436 N Federal Hwy #330 Lighthouse Point, FL 33064

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

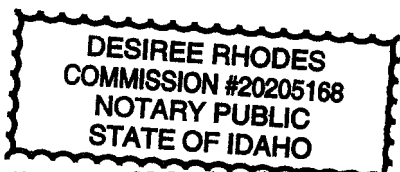
Signature of Claimant: _____

Print: KATHLEEN PEREZ CEO

STATE OF Idaho

COUNTY OF Adams

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
_____ online notarization, this 7 day of June, 2024 by Kathleen Perez



Desiree Rhodes
Signature-Notary Public, State of Florida
Desiree Rhodes
Print Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____ Type of Identification Produced ID

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 JUL 30 A 11: 03

ESCAMBIA COUNTY, FL

SURPLUS AGENTS
— FOR AMERICANS —

Surplus Agents for Americans, LLC can be contacted at 2436 N Federal HWY #610 Lighthouse Point, FL 33064, or through their website, www.surplusagentsforamericans.com.

This agreement ("Agreement") is made between Barbara Sanders ("Assignor"), a legal titleholder of record or beneficiary/heir of a titleholder of the real property located at 4600 BLK OF PETRA CIR 32526 PENSACOLA, FL- 32526 and The Surplus Agents for Americans, LLC ("Assignee"), a Florida limited liability company with a principal place of business at the aforementioned address.

WHEREAS, the Property is the subject of a foreclosure action with case number 2018 TD 004677 in Escambia Florida; with parcel number 391S312400000004 and WHEREAS, Assignor wishes to retain Assignee's services to recover any and all surplus funds and other monies resulting from the forced sale of the Property in the Foreclosure Action ("Surplus"); and WHEREAS, the Property was sold at foreclosure auction on 2024/04/03.

Now, in consideration of the foregoing and other good and valuable consideration, the parties agree as follows:

The Recitals above are incorporated into this Agreement by reference, and the parties represent and warrant their accuracy.

Assignor fully and irrevocably assigns, transfers, and conveys to Assignee the exclusive right to recover any and all Surplus, subject to the provisions herein. This assignment cannot be canceled without Assignee's express written approval.

Assignor acknowledges that Assignee and its agents are not attorneys and cannot provide legal advice.

Assignee lawyers will file paperwork with the county to recover the funds.

Assignor is not obligated to pay anything to the assignee unless the surplus is successfully recovered and can terminate this agreement at any time.

Assignee will receive the Surplus and disburse it according to the terms of this Agreement.

Assignor authorizes Assignee to sign Assignor's name on any instrument necessary to carry out the Agreement's purpose.

The Assignee's services, encompassing the discovery, notification, and processing of paperwork related to the surplus claim, incur a fixed fee of \$5154.0.

Assignor agrees to pay any legal fees and costs advanced by Assignee from Assignor's portion of the net Surplus under this Agreement. Assignor shall receive the remaining Surplus. Assignee shall provide Assignor with a timely accounting of all funds disbursed.

The Agreement will continue until Assignee has successfully collected all of the Surplus or has completed its performance, as determined solely by Assignee. The Agreement survives any orders vacating or voiding sales and resetting sale dates.

Assignee disclosed to Assignor the following:

- A) The assessed property value is \$28800.0.
- B) The assessed value may be lower than the actual value;
- C) The amount of debt on the property is approximately \$3028.0.
- D) The property has an equity of approximately \$25772.0.
- E) The sale price of the property in foreclosure is \$28800.0.
- F) The surplus amount is \$25772.0.

The Assignor acknowledges and understands that:

- a) They do not require an attorney or other representative to recover the surplus.
- b) They have the right to consult an independent attorney of their choice before executing this agreement.

The Assignor understands that the Assignee cannot guarantee obtaining the surplus, as other parties may have a superior claim to it. If the Assignee is unable to obtain the surplus, the Assignor will not owe anything to the Assignee.

The Assignor warrants that they have not assigned the right to obtain the surplus to any other party and will not assign it to anyone else. They understand that a breach of this provision would be a material breach of the agreement.

The Assignor acknowledges and agrees to cooperate with recovery efforts and understands that obtaining the surplus is time-sensitive, as the Assignment must be filed with the court within 60 days after the filing of the certificate of disbursements. The Assignor agrees to provide all relevant information to the Assignee to file the Assignment with the court on time.

The parties agree that liquidated damages payable under this agreement do not constitute a penalty. The amount of liquidated damages has been agreed upon after good faith negotiations and is reasonable considering the anticipated harm caused by the breach, difficulties of proof of loss, and inconvenience or non-feasibility of obtaining an adequate remedy.

The parties agree that this agreement will be governed by and construed in accordance with the laws of the State of Florida. The exclusive jurisdiction for any lawsuit related to or arising under this agreement shall be in the state court sitting in Broward County, Florida. The parties waive any objection to

jurisdiction and venue for any such lawsuit. The parties also waive the right to a jury trial concerning any disputes arising from this agreement.

If either party brings an action to enforce their rights under this contract, the prevailing party shall recover their expenses, including reasonable attorney's fees, incurred in said action, including any appeals. This provision will survive the termination of this agreement.

In case of a dispute regarding this agreement between the Assignee and Assignor, or between the Assignee and another party to whom the Assignor may have assigned the surplus, the Assignor agrees that 100% of the surplus at issue shall be held in escrow by the Court Registry or Assignee's attorney, as appropriate under the circumstances, until the dispute is resolved, including separate enforcement actions and appeals.

The Assignor agrees that they may sign this agreement electronically for convenience or efficiency. They acknowledge that their signature in DocuSign, HelloSign, SignNow or other electronic digital form carries the same legal weight and effect as their physical signature, and they waive the right to challenge it. This agreement may be executed in counterparts, and each counterpart shall be deemed an original, but all together shall constitute one and the same instrument.

This agreement constitutes the entire agreement between the parties with respect to the subject matter herein and supersedes all other prior agreements and understandings, whether written or oral, between the parties with respect to the subject matter herein.

IN WITNESS WHEREOF, the parties execute this agreement.

READ, UNDERSTOOD, ACKNOWLEDGED, AND AGREED:

ASSIGNOR: Barbara Sanders Curlett

Name: Barbara Sanders Curlett

Date:

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 21 day of June, 2024, by Barbara Sanders Curlett, who is ☐ personally known to me or ☒ produced Drivers license as identification.

M82
(SEAL)

(Signature of Notary Public)

Marissa Lorda

(Print, Type, or Stamp Commissioned Name of Notary Public)



ASSIGNEE: _____

Name: Kathleen Perez CEO Surplus Agents for Americans

Date:

STATE OF Idaho

COUNTY OF Adams

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on this 22 day of July, 2024, by Kathleen Perez, who is ☐ personally known to me or ☐ produced Drivers license as identification.

Desiree Rhodes

(SEAL)

(Signature of Notary Public)

Desiree Rhodes

(Print, Type, or Stamp Commissioned Name of Notary Public)

exp 01/04/27

DESIREE RHODES
COMMISSION #20205168
NOTARY PUBLIC
STATE OF IDAHO

CERTIFIED MAIL®

Surplus agents for Americans
2436 N Federal Hwy #330
Lighthouse Point, FL
33064



7021 1970 0000 8273 3864

Escambia Clerk of Court
Tax Deed Division
221 Palafox Place STE 110
Pensacola, FL
32502

Retail



32502

RDC 99

U.S. POSTAGE PAID
FCM LETTER
NEW MEADOWS, ID 83654
JUL 22, 2024

\$9.96

R2305E124196-09

PAID OFFICE
CLERK & COURT
FILED
2024 JUL 30 A.
ESCAMBIA COURT

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

***Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 0424-16 Certificate # 04677 of 2018 Sale Date: 4/3/2024
Property Address: NE CO2 MAGNOLIA PARK PB 11 PS 1 DEG 57 MIN 55 SEC LT 1, LT 3, LT 4, LT 5
Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: McPhillips Windows W MORE INC
Contact Name, if Applicable: F. M. McPhillips Acct #
Address: PO Box 169 Mobile, AL 36601-0169 091844140
Telephone Number: (251) 422-9713
Email Address: MAURY.McPhillips@gmail.com
I am a (check one): ☒ Lienholder ☐ Titleholder ☐ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

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

Type of Lien: ☐ Mortgage; ☒ Court Judgment; ☐ Condo/HSA lien;
☐ Government lien; ☐ Other

Describe other: _____
Recording Date: _____ Book #: _____ Page #: _____
Lien Amount: _____ Amount Due: _____
Recording Date: _____ Book #: _____ Page #: _____
Lien Amount: _____ Amount Due: _____

**Include additional sheet if needed: ☐

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

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: _____ Book #: _____ Page #: _____

Amount of surplus tax deed sale proceeds claimed: \$ _____

Does the titleholder claim the subject property was homestead property: _____

3. I request payment of any surplus funds due to me be mailed to:

F.M. McPhillips PO Box 169 Mobile, AL 36601

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

Signature of Claimant: F.M. McPhillips

Print: F.M. McPhillips

STATE OF Alabama

COUNTY OF Baldwin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 30th day of July, 2024, by Lesley McDougal Downs

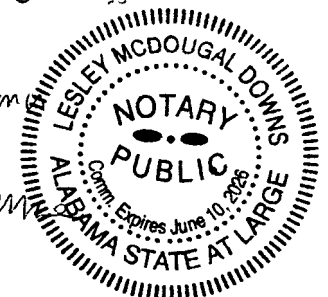
Lesley McDougal Downs
Signature-Notary Public, State of Florida- Alabama
Print Commissioned Name of Notary Public

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced AL Drivers License

ESCAMBIA COUNTY, FL

2024 AUG 1 A 10:56

DAVID CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL



IN THE CIRCUIT COURT IN AND FOR SANTA ROSA COUNTY, FLORIDA

MCPHILLIPS WINDOWS 'N MORE, INC.,
P. O. Box 169
Mobile, Al 36601

Plaintiff,

vs.

PARADISE CONSTRUCTORS, INC.
AND EDWARD SANDERS,

Defendants.

CASE NO.: 04-000564-C
DIVISION:

File # 200519773
OR BK 2425 Pages 276 - 277
RECORDED 03/29/05 15:08:08
Mary M. Johnson, Clerk
Santa Rosa County, Florida

DEPUTY CLERK MR
#1
Trans # 246209

FINAL JUDGMENT AS TO ALL COUNTS

THIS MATTER having come on to be heard on Plaintiff's Motion for Summary Judgment as to All Counts and, notice having been given to the Defendants, PARADISE CONSTRUCTORS, INC. and EDWARD SANDERS, and the Court having considered same, it is

ORDERED AND ADJUDGED that Plaintiff, MCPHILLIPS WINDOWS 'N MORE, Inc., shall recover from Defendants, PARADISE CONSTRUCTORS, INC. and EDWARD SANDERS, as follows:

As to COUNT I, the sum of \$15,930.68 on principal, interest and late charges through the date of this Final Judgment.

As to COUNT II, the sum of \$9,558.08 on principal, plus \$19,116.16 for triple damages, plus \$477.90 for service charge under Fla. Statutes §68.065 (2).

Plus the sum of \$1,586.00 for attorneys' fees, which the Court hereby finds

FILED COUNTY
SANTA ROSA COUNTY
CLERK'S OFFICE
2005 APR 22 P 3 50

reasonable fees, with costs in the sum of \$470.50, making a total for both Counts \$47,139.32, that shall bear interest at the rate of 7%, for which let execution issue.

DONE AND ORDERED in Chambers at Milton, Santa Rosa County, Florida this

22nd day of Mar, 2005.


CIRCUIT JUDGE

AD
3-29-05
Conformed copies to:

Sally Bussell Fox, Esquire
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, FL 32502

✓ Paradise Constructors, Inc./Defendant
4960 Highway 90 #152
Pace, Florida 32571

✓ Edward Sanders/Defendant
4960 Highway 90 #152
Pace, Florida 32571

Prepared by:
Sally Bussell Fox, Esquire

M Phillips
P.O. Box 169
Mobile, AL 36601

MOBILE AL 366

30 JUL 2024 PM 2 L



Pam Childers, Escambia
Clerk of the Circuit Court
Official Records, Tax Deed Division
221 Palafox Place, Ste 110
Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 JUL 32 A 10:56

ESCAMBIA COUNTY, FL

32502-583395





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation

MCPHILLIPS WINDOWS 'N MORE, INC.

Filing Information

Document Number	F01000001706
FEI/EIN Number	63-1270145
Date Filed	03/28/2001
State	AL
Status	INACTIVE
Last Event	REVOKED FOR ANNUAL REPORT
Event Date Filed	09/16/2005
Event Effective Date	NONE

Principal Address

P.O. BOX 169
MOBILE, AL 36601

Mailing Address

P.O. BOX 169
MOBILE, AL 36601

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title CH

MCPHILLIPS, J M
301 YEEND STREET
MOBILE, AL 36603

Title EXVP

MCPHILLIPS, F M
301 YEEND STREET
MOBILE, AL 36603

Title VPCF

301 YEEND STREET
MOBILE, AL 36603

Title PRES

SMITH, WILLIAM E
301 YEEND ST.
MOBILE, AL 36603

Annual Reports

Report Year	Filed Date
2002	03/25/2002
2003	04/18/2003
2004	04/27/2004

Document Images

<u>04/27/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/25/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2001 -- Foreign Profit</u>	View image in PDF format

**Escambia County Clerk of the Circuit Court
& Comptroller**
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
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: Mylinda Johnson (COC)
Sent: Thursday, August 1, 2024 11:51 AM
To: maurymcphillips@gmail.com
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: Tax Deed claim - Barbara Sanders 2018 TD 04677

Good Morning,

Our office is in receipt of your claim filed for the surplus funds being held from the sale of 4600 Blk Of Petra Circle, owned by Barbara Sanders. As a lienholder of record please provide a statement showing the amount owed to you and the amount you are claiming. Also, can you please email me a copy of your photo ID?

I'll let you know if we need anything else.

Thank you.



Mylinda Johnson
Operations Supervisor
850-595-4813
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

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

My linda Johnson (COC)

From: My linda Johnson (COC)
Sent: Thursday, August 1, 2024 12:18 PM
To: maury mcphillips@gmail.com
Cc: Emily Hogg (COC)
Subject: RE: Tax Deed claim - Barbara Sanders 2018 TD 04677

Good Morning,

I also noticed that the Final Judgment was certified and recorded June 20, 2005, and I do not see where it was rerecorded at the expiration of 10 years to extend the lien.

I copied F.S. 55.10 for your review.

Please let me know if you have any questions.

55.10 Judgments, orders, and decrees; lien of all, generally; extension of liens; transfer of liens to other security.—

(1) A judgment, order, or decree becomes a lien on real property in any county when a certified copy of it is recorded in the official records or judgment lien record of the county, whichever is maintained at the time of recordation, provided that the judgment, order, or decree contains the address of the person who has a lien as a result of such judgment, order, or decree or a separate affidavit is recorded simultaneously with the judgment, order, or decree stating the address of the person who has a lien as a result of such judgment, order, or decree. A judgment, order, or decree does not become a lien on real property unless the address of the person who has a lien as a result of such judgment, order, or decree is contained in the judgment, order, or decree or an affidavit with such address is simultaneously recorded with the judgment, order, or decree. If the certified copy was first recorded in a county in accordance with this subsection between July 1, 1987, and June 30, 1994, then the judgment, order, or decree shall be a lien in that county for an initial period of 7 years from the date of the recording. If the certified copy is first recorded in accordance with this subsection on or after July 1, 1994, then the judgment, order, or decree shall be a lien in that county for an initial period of 10 years from the date of the recording.

(2) The lien provided for in subsection (1) or an extension of that lien as provided by this subsection may be extended for an additional period of 10 years, subject to the limitation in subsection (3), by rerecording a certified copy of the judgment, order, or decree prior to the expiration of the lien or the expiration of the extended lien and by simultaneously recording an affidavit with the current address of the person who has a lien as a result of the judgment, order, or decree. The extension shall be effective from the date the certified copy of the judgment, order, or decree is rerecorded. The lien or extended lien will not be extended unless the affidavit with the current address is simultaneously recorded.

(3) In no event shall the lien upon real property created by this section be extended beyond the period provided for in s. 55.081 or beyond the point at which the lien is satisfied, whichever occurs first.



My linda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Thursday, August 1, 2024 12:18 PM
To: maurymcphillips@gmail.com
Cc: Emily Hogg (COC)
Subject: RE: Tax Deed claim - Barbara Sanders 2018 TD 04677

Good Morning,

I also noticed that the Final Judgment was certified and recorded June 20, 2005, and I do not see where it was rerecorded at the expiration of 10 years to extend the lien.

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Please let me know if you have any questions.

55.10 Judgments, orders, and decrees; lien of all, generally; extension of liens; transfer of liens to other security.—

(1) A judgment, order, or decree becomes a lien on real property in any county when a certified copy of it is recorded in the official records or judgment lien record of the county, whichever is maintained at the time of recordation, provided that the judgment, order, or decree contains the address of the person who has a lien as a result of such judgment, order, or decree or a separate affidavit is recorded simultaneously with the judgment, order, or decree stating the address of the person who has a lien as a result of such judgment, order, or decree. A judgment, order, or decree does not become a lien on real property unless the address of the person who has a lien as a result of such judgment, order, or decree is contained in the judgment, order, or decree or an affidavit with such address is simultaneously recorded with the judgment, order, or decree. If the certified copy was first recorded in a county in accordance with this subsection between July 1, 1987, and June 30, 1994, then the judgment, order, or decree shall be a lien in that county for an initial period of 7 years from the date of the recording. If the certified copy is first recorded in accordance with this subsection on or after July 1, 1994, then the judgment, order, or decree shall be a lien in that county for an initial period of 10 years from the date of the recording.

(2) The lien provided for in subsection (1) or an extension of that lien as provided by this subsection may be extended for an additional period of 10 years, subject to the limitation in subsection (3), by rerecording a certified copy of the judgment, order, or decree prior to the expiration of the lien or the expiration of the extended lien and by simultaneously recording an affidavit with the current address of the person who has a lien as a result of the judgment, order, or decree. The extension shall be effective from the date the certified copy of the judgment, order, or decree is rerecorded. The lien or extended lien will not be extended unless the affidavit with the current address is simultaneously recorded.

(3) In no event shall the lien upon real property created by this section be extended beyond the period provided for in s. 55.081 or beyond the point at which the lien is satisfied, whichever occurs first.



Mylanda Johnson

Operations Supervisor

850-595-4813

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

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

From: Mylinda Johnson (COC)
Sent: Thursday, August 1, 2024 11:51 AM
To: maurymcphillips@gmail.com
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: Tax Deed claim - Barbara Sanders 2018 TD 04677

Good Morning,

Our office is in receipt of your claim filed for the surplus funds being held from the sale of 4600 Blk Of Petra Circle, owned by Barbara Sanders. As a lienholder of record please provide a statement showing the amount owed to you and the amount you are claiming. Also, can you please email me a copy of your photo ID?

I'll let you know if we need anything else.

Thank you.



Mylinda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

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Mylinda Johnson (COC)

From: Mylinda Johnson (COC)
Sent: Friday, August 2, 2024 11:57 AM
To: F. M. McPhillips
Cc: Emily Hogg (COC)
Subject: RE: [EXTERNAL]Re: Tax Deed claim - Barbara Sanders 2018 TD 04677

It's unfortunate but I do appreciate you responding to my email. I will move forward with paying Belinda Sanders.

Have a great weekend.



Mylinda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

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From: F. M. McPhillips <maurymcphillips@gmail.com>
Sent: Friday, August 2, 2024 11:10 AM
To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Subject: [EXTERNAL]Re: Tax Deed claim - Barbara Sanders 2018 TD 04677

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.

Thank you so much for your response. Our company was actually closed in 2006 and it is very doubtful that the lien was ever rerecorded. I am one of two surviving owners. The Accounts Receivable records have also been disposed of after the required retention period expired. I apologize if I have wasted your time as I thought it was worthwhile to reply to the claim for surplus funds as they owed us a lot of money. Regards, F. M. McPhillips

On Thu, Aug 1, 2024 at 12:17 PM Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

Good Morning,

I also noticed that the Final Judgment was certified and recorded June 20, 2005, and I do not see where it was rerecorded at the expiration of 10 years to extend the lien.

I copied F.S. 55.10 for your review.

Please let me know if you have any questions.

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Mylinda Johnson

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I'll let you know if we need anything else.

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