

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100687

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CHARLES R NEILL  
CHEROKEE PROPERTY HOLDINGS LLC  
2730 TRUFIELD DR  
SUMTER, SC 29153,

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
09-0240-034	2019/4175	06-01-2019	LT 17 ASHBURY HILLS PB 14 P 24 OR 5814 P 602

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

CHARLES R NEILL  
CHEROKEE PROPERTY HOLDINGS LLC  
2730 TRUFIELD DR  
SUMTER, SC 29153

10-24-2021  
Application Date

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14.	<b>Total Paid (Lines 8-13)</b>
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>08/01/2022</u>	

**INSTRUCTIONS**

*+ 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.

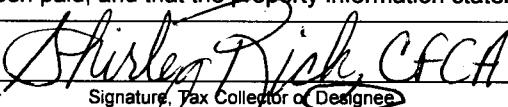


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C.  
Effective 07/19  
Page 1 of 2

0822-55

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	CHARLES R NEILL CHEROKEE PROPERTY HOLDINGS LLC 2730 TRUFIELD DR SUMTER, SC 29153	Application date	Oct 24, 2021	
Property description	VENEGAS NICOLE 6605 CELESTE AVE LAS VEGAS, NV 89107 2734 ASHBURY LN 09-0240-034 LT 17 ASHBURY HILLS PB 14 P 24 OR 5814 P 602	Certificate #	2019 / 4175	
		Date certificate issued	06/01/2019	
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)
# 2019/4175	06/01/2019	82.66	4.13	86.79
→Part 2: Total*				86.79
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
# 2021/3536	06/01/2021	63.86	6.25	3.19
# 2020/4515	06/01/2020	53.66	6.25	13.68
# 2018/4381	06/01/2018	53.96	6.25	33.19
# 2017/4320	06/01/2017	54.10	6.25	41.81
# 2016/4407	06/01/2016	45.99	6.25	44.84
Part 3: Total*				439.53
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)				526.32
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)				901.32
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	
	Signature, Tax Collector or Designee		Date November 1st, 2021	

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



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)
◀  Nav. Mode  Account  Parcel ID ▶
[Printer Friendly Version](#)

General Information	
Parcel ID:	031S311800000017
Account:	090240034
Owners:	VENEGAS NICOLE
Mail:	6605 CELESTE AVE LAS VEGAS, NV 89107
Situs:	2734 ASHBURY LN 32533
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$500	\$0	\$500	\$500
2020	\$475	\$0	\$475	\$475
2019	\$475	\$0	\$475	\$475

**Disclaimer****Market Value Breakdown Letter****Tax Estimator****File for New Homestead Exemption Online**

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/2005	5814	602	\$6,000	WD	
11/2005	5789	803	\$4,000	WD	
08/2000	4606	284	\$1,800	TD	
08/2000	4594	1834	\$1,800	TD	

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

2021 Certified Roll Exemptions	
None	
Legal Description	
LT 17 ASHBURY HILLS PB 14 P 24 OR 5814 P 602	
Extra Features	
None	

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

Section Map Id:  
03-1S-31-1



100

100

100

Approx. Acreage:  
0.3360

Zoned:  
MDR

Evacuation & Flood Information  
Open Report

146.55

147.12

147.7

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



2/21/19

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 11/03/2021 (tc 5595)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2021138550 12/22/2021 9:25 AM  
OFF REC BK: 8687 PG: 1642 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CHEROKEE PROPERTY HOLFINGS LLC** holder of Tax Certificate No. **04175**, issued the 1st day of **June, A.D., 2019** 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:

**LT 17 ASHBURY HILLS PB 14 P 24 OR 5814 P 602**

**SECTION 03, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090240034 (0822-55)**

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

**NICOLE VENEGAS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of August, which is the **1st day of August 2022**.

Dated this 20th day of December 2021.

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

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



  
By:  
Emily Hogg  
Deputy Clerk

**Return To:**

Name: Nicole Venegas  
Address: 1637 Bent Arrow Drive,  
North Las Vegas, Nevada 89031.

**This Instrument Prepared by:**

Address: Brandon L. Williams  
45 Acclaim @ LPGA  
Daytona Beach, FL 32124

**Property Appraisers Parcel Identification**

Folio Number (s) 031S3118000000017

**WARRANTY DEED**

**This WARRANTY Deed, Made the 12th day of December 2005, (Date) by**

**God's Land Stewards, LLC (Not Homestead) whose post**

**office address is 45 Acclaim @ LPGA. Daytona Beach, Florida. 32124 herein after called the**

**Grantor, to Nicole Venegas whose post office address**

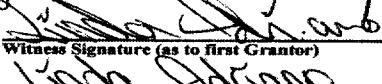
**is 1637 Bent Arrow Drive, North Las Vegas, Nevada, 89031, herein after called the Grantee**  
(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth, That the Grantor, for and in consideration of the sum of \$ 6,000.00 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, State of FLORIDA, viz:**

LT 17 ASHBURY HILLS PB 14 P 24 OR 4606 P 284

**Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever. And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land I fee simple: that the grantor has good right and lawful authority to sell land convey said land, and hereby 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 31, In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.**

**Signed, sealed and delivered in the presence of:**

  
Witness Signature (as to first Grantor)

Printed Name: Mark Barnes  
Witness Signature (as to first grantor)

Printed Name: Mark Barnes  
Witness Signature (as to first Grantor)

Printed Name: Mark Barnes  
Witness Signature (as to first grantor)

Printed Name: Mark Barnes

  
Grantor Signature

Printed Name: Brandon L. Williams  
Printed Name: God's Land Stewards, LLC  
Address: 45 Acclaim @ LPGA  
Daytona Beach, FL 32124

Grantor Signature

Printed Name  
Address:

**STATE OF FLORIDA**

**COUNTY OF VOLUSIA**

HEREBY Certify that on this day, before me and officer duly authorized to administer oaths and take acknowledgments, personally appeared Brandon L. Williams known to me to be the person  described in and who executed the foregoing instrument, who acknowledged before me that He executed the same, and an oath was not taken. (Check one)  Said person (s) is/are personally known to me.  
 Said person(s) provided the following type of identification: Personally Known

**NOTARY RUBBER STAMP SEAL**



Witness my hand and official seal in the County and State last aforesaid

this 12th day of DECEMBER 2005

Notary Signature: Janel L. Barnes

Printed Name: Janel L. Barnes

**PROPERTY INFORMATION REPORT**

**May 16, 2022**  
**Tax Account #:09-0240-034**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 17 ASHBURY HILLS PB 14 P 24 OR 5814 P 602**

**SECTION 03, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-0240-034(0822-55)**

**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:** AUGUST 1, 2022

**TAX ACCOUNT #:** 09-0240-034

**CERTIFICATE #:** 2019-4175

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**

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2021 tax year.

**NICOLE VENEGAS**  
1637 BENT ARROW DR  
NORTH LAS VEGAS NV 89031

**ASHBURY HILLS**  
HOMEOWNERS ASSOCIATION, INC  
2741 ASHBURY LN  
CANTONMENT, FL 32533

**NICOLE VENEGAS**  
6605 CELESTE AVE  
LAS VEGAS, NV 89107

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of May, 2022.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

May 16, 2022  
Tax Account #: **09-0240-034**

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

**By Virtue of Warranty Deed recorded 1/5/2006 in OR 5814/602**

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. **None**
4. Taxes:

**Taxes for the year(s) 2018-2021 are delinquent.**

**Tax Account #: 09-0240-034**

**Assessed Value: \$500.00**

**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): **ASHBURY HILLS HOMEOWNERS ASSOCIATION, INC**

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

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



## PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-0240-034 CERTIFICATE #: 2019-4175

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: May 12, 2002 to and including May 12, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,  
As President  
Dated: May 16, 2022

## 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 August 1, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

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Dated this 13th day of June 2022.

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:**

2734 ASHBURY LN 32533



**PAM CHILDERS**

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

By:  
Emily Hogg  
Deputy Clerk

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



By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 04175 of 2019**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 16, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NICOLE VENEGAS  
6605 CELESTE AVE  
LAS VEGAS, NV 89107

NICOLE VENEGAS  
1637 BENT ARROW DR  
NORTH LAS VEGAS NV 89031

ASHBURY HILLS HOMEOWNERS ASSOCIATION, INC  
2741 ASHBURY LN  
CANTONMENT, FL 32533

WITNESS my official seal this 16th day of June 2022.

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



By:  
Emily Hogg  
Deputy Clerk



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

**Tax Deed - Redemption Calculator**

Account: 090240034 Certificate Number: 004175 of 2019

Redemption

No

Application Date

10/24/2021

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="8/1/2022"/>	Redemption Date <input type="text" value="7/5/2022"/>
Months	10	9
Tax Collector	<input type="text" value="\$901.32"/>	<input type="text" value="\$901.32"/>
Tax Collector Interest	<input type="text" value="\$135.20"/>	<input type="text" value="\$121.68"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$1,042.77"/>	<input type="text" value="\$1,029.25"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$68.40"/>	<input type="text" value="\$61.56"/>
Total Clerk	<input type="text" value="\$524.40"/>	<input type="text" value="\$517.56"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$18.54"/>	<input type="text" value="\$18.54"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$1,602.71"/>	<input type="text" value="\$1,582.35"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$20.36"/>
Book/Page	<input type="text"/>	<input type="text"/>

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



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

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

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

**Case # 2019 TD 004175**

**Redeemed Date 7/5/2022**

**Name E. NICOLE VENEGAS 6605 CELESTE AVE LAS VEGAS NV 89107**

Clerk's Total = TAXDEED	\$524.40
Due Tax Collector = TAXDEED	\$1,042.77
Postage = TD2	\$18.54
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

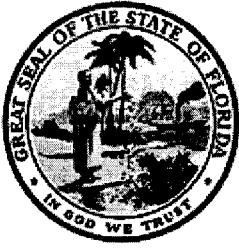
**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**

Account: 090240034 Certificate Number: 004175 of 2019

**Payor: E. NICOLE VENEGAS 6605 CELESTE AVE LAS VEGAS NV 89107 Date 7/5/2022**

Clerk's Check #	81609	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$1,042.77
		Postage	\$18.54
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,602.71

**PAM CHILDERS**  
**Clerk of the Circuit Court**

Received By: Deputy Clerk

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

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2022068103 7/6/2022 8:30 AM  
OFF REC BK: 8816 PG: 624 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8687, Page 1642, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04175, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **090240034 (0822-55)**

### DESCRIPTION OF PROPERTY:

**LT 17 ASHBURY HILLS PB 14 P 24 OR 5814 P 602**

**SECTION 03, TOWNSHIP 1 S, RANGE 31 W**

NAME IN WHICH ASSESSED: NICOLE VENEGAS

Dated this 6th day of July 2022.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

## W A R N I N G

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 August 1, 2022, 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 **CHEROKEE PROPERTY HOLFINGS LLC** holder of Tax Certificate No. 04175, issued the 1st day of **June, A.D., 2019** 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:

**LT 17 ASHBURY HILLS PB 14 P 24 OR 5814 P 602**

**SECTION 03, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090240034 (0822-55)**

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

**NICOLE VENEGAS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday in the month of August, which is the 1st day of August 2022.**

Dated this 13th day of June 2022.

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:**

2734 ASHBURY LN 32533



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2022 JUN 17 AM 8:47  
ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CLERK'S OFFICE

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

*redeemed*

**NON-ENFORCEABLE RETURN OF SERVICE**

*0822-55*

**Document Number:** ECSO22CIV020724NON

**Agency Number:** 22-006943

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04175 2019

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: NICOLE VENEGAS

**Defendant:**

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

Received this Writ on 6/17/2022 at 8:47 AM and served same at 11:20 AM on 6/21/2022 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: \_\_\_\_\_

*A. Hardin 9/19*  
A. HARDIN, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: KMJACKSON



NICOLE VENEGAS [0822-55]  
6605 CELESTE AVE  
LAS VEGAS, NV 89107

**9171 9690 0935 0127 9795 38**

NICOLE VENEGAS [0822-55]  
1637 BENT ARROW DR  
NORTH LAS VEGAS NV 89031

**9171 9690 0935 0127 9795 45**

ASHBURY HILLS HOMEOWNERS  
ASSOCIATION, INC [0822-55]  
2741 ASHBURY LN  
CANTONMENT, FL 32533

**9171 9690 0935 0127 9795 52**

*Redeemed*

# 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 CHEROKEE PROPERTY HOLINGS LLC holder of Tax Certificate No. 04175, issued the 1st day of June, A.D., 2019 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:

LT 17 ASHBURY HILLS PB 14 P 24 OR 5814 P 602

SECTION 03, TOWNSHIP 1 S, RANGE 31 W  
TAX ACCOUNT NUMBER 090240034 (0822-55)

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

NICOLE VENEGAS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of August, which is the 1st day of August 2022.

Dated this 16th day of June 2022.

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

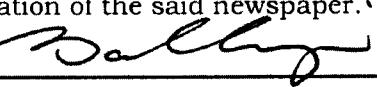
By:  
Emily Hogg  
Deputy Clerk

4WR6/29-7/20TD

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 **2019-TD-04175** in the Escambia County Court was published in said newspaper in and was printed and released on June 29, 2022; July 6, 2022; July 13, 2022; and July 20, 2022.

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.

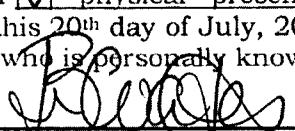
X

  
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 20th day of July, 2022, by MALCOLM BALLINGER, who is personally known to me.

X

  
, NOTARY PUBLIC

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