



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

0322-58

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	CHAKLOS PAUL & GLORIA ANN 84 VIA LAMPARA RANCHO SANTA MARGARITA, CA 92688 CARRICK RD 09-4539-000 N 1195 FT OF W 300 FT OF S 1615 FT & N 565 FT OF S 1615 FT OF E 600 FT OF W 960 FT OR 895 P 169 LESS (Full legal attached.)	Certificate #	2019 / 4894
		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)
# 2019/4894	06/01/2019	1,103.15	55.16	1,158.31
# 2020/5233	06/01/2020	1,081.83	54.09	1,135.92
→ Part 2: Total*				2,294.23

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)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,294.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,104.58
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,773.81

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

Sign here: Candice Davis
Signature, Tax Collector or Designee

Escambia, Florida

Date April 27th, 2021

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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>03/07/2022</u>	

INSTRUCTIONS

+ 12.50

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

N 1195 FT OF W 300 FT OF S 1615 FT & N 565 FT OF S 1615 FT OF E 600 FT OF W 960 FT OR 895 P 169 LESS OR 1674 P 912 MCLAIN LESS MINERAL RIGHTS

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100243

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
09-4539-000	2019/4894	06-01-2019	N 1195 FT OF W 300 FT OF S 1615 FT & N 565 FT OF S 1615 FT OF E 600 FT OF W 960 FT OR 895 P 169 LESS OR 1674 P 912 MCLAIN LESS MINERAL RIGHTS

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

Applicant's signature

04-16-2021
Application Date

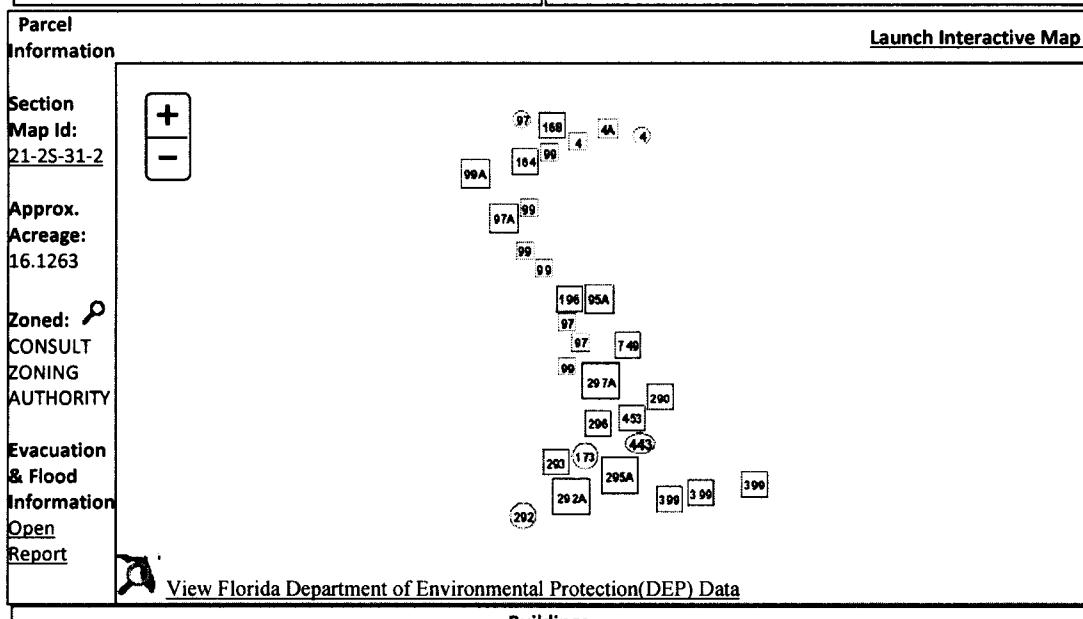


Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[Back](#)
← Nav. Mode
 Account
 Reference
→
[Printer Friendly Version](#)

General Information		Assessments									
Reference: 212S315301000000		Year									
Account: 094539000		Land									
Owners: CHAKLOS PAUL & GLORIA ANN		Imprv									
Mail: 84 VIA LAMPARA RANCHO SANTA MARGARITA, CA 92688		\$80,300									
Situs: CARRICK RD 32506		\$0									
Use Code: NON-AG ACREAGE		\$80,300									
Taxing Authority: COUNTY MSTU		\$75,522									
Tax Inquiry: Open Tax Inquiry Window		2019									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		\$68,657									
		2018									
		\$68,657									
Disclaimer											
Market Value Breakdown Letter											
Tax Estimator											
File for New Homestead Exemption Online											
Report Storm Damage											
Sales Data		2020 Certified Roll Exemptions									
Sale Date Book Page Value Type		None									
01/1975 895 169 \$18,500 WD											
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Legal Description									
		N 1195 FT OF W 300 FT OF S 1615 FT & N 565 FT OF S 1615 FT OF E 600 FT OF W 960 FT OR 895 P 169 LESS OR 1674 P 912...									
		Extra Features									
		None									



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:04/29/2021 (tc.5784)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057161 5/25/2021 10:00 AM
OFF REC BK: 8537 PG: 881 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 04894**, 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:

**N 1195 FT OF W 300 FT OF S 1615 FT & N 565 FT OF S 1615 FT OF E 600 FT OF W 960 FT OR
895 P 169 LESS OR 1674 P 912 MCLAIN LESS MINERAL RIGHTS**

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094539000 (0322-58)

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

PAUL CHAKLOS and GLORIA ANN CHAKLOS

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 March, which is the 7th day of March 2022.**

Dated this 17th day of May 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



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 #: 09-4539-000 CERTIFICATE #: 2019-4894

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 13, 1975 to and including December 13, 2021 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: December 22, 2021

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

December 22, 2021
Tax Account #: **09-4539-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PAUL CHAKLOS AND GLORIA ANN CHAKLOS**

By Virtue of Executor's Deed recorded 4/12/1975 in OR 895/169 Less OR 1674/912

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Lien in favor of State of Fl / Escambia County recorded 08/18/2000 – OR 4595/1281**
4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.

Tax Account #: 09-4539-000

Assessed Value: \$75,522.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: MAR 7, 2022

TAX ACCOUNT #: 09-4539-000

CERTIFICATE #: 2019-4894

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 2020 tax year.

**PAUL CHAKLOS AND
GLORIA ANN CHAKLOS
84 VIA LAMPARA
RANCHO SANTA MARGARITA, CA 92688**

**PAUL CHAKLOS AND GLORIA ANN CHAKLOS
24945 LAS MARIAS
MISSION VIEGO, CA 92675**

Certified and delivered to Escambia County Tax Collector, this 22nd day of December, 2021.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

December 22, 2021
Tax Account #:09-4539-000

LEGAL DESCRIPTION EXHIBIT "A"

**N 1195 FT OF W 300 FT OF S 1615 FT & N 565 FT OF S 1615 FT OF E 600 FT OF W 960 FT OR 895 P
169 LESS OR 1674 P 912 MCLAIN LESS MINERAL RIGHTS**

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4539-000(0322-58)

**ABSTRACTOR'S NOTE: LESS OUT NOTED ABOVE OR 1674 P 912 DOES NOT ACUTALLY
APPEAR TO LIE WITHIN THE LEGAL DESCRIPTION.**

PREPARED BY:
Thurston A. Shell, of
Shell, Fleming, Davis & Mengel
Seventh Floor, Seville Tower
Post Office Box 1831
Pensacola, Florida 32598

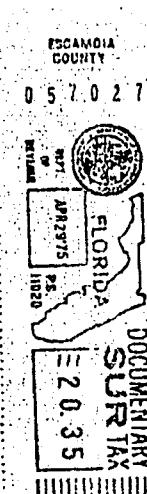
895 PAGE 169

6.00
55.50
20.35
81.85

STATE OF FLORIDA
COUNTY OF ESCAMBLA

EXECUTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, That Barnett Bank of Pensacola, the duly authorized and acting Executor of the Estate of Charles M. Larkin, deceased, for and in consideration of \$18,500.00 in hand paid by the grantees herein, does hereby bargain, sell, grant and convey unto Paul Chaklos and Gloria Ann Chaklos, husband and wife, whose address is 24945 Las Marias, Mission Viejo, California, 92675, the following-described property in Escambia County, Florida:



The North 1195 feet of the West 300 feet of the South 1615 feet; the North 565 feet of the South 1615 feet of the East 600 feet of the West 960 feet; the East 306.8 feet of the West 1326.8 feet of the North 209.66 feet of the South 1470 feet; and the North 140 feet of the South 1815 feet of the West 1326.8 feet, all lying and being in Section 21, Township 2 South, Range 31 West, Escambia County, Florida, containing 22.46 acres, more or less.

Grantor conveys such mineral rights as were owned by the decedent, C. M. Larkin, but does not warrant any mineral rights inasmuch as the same have previously been conveyed to other parties.

This conveyance is also subject to 250 foot easement to Gulf Power Company recorded in Deed Book 426 at Page 108 of the public records of Escambia County, Florida, and to 100 foot easement to Gulf Power Company recorded in Official Record Book 276 at Page 735 of the public records of Escambia County, Florida,

together with all and singular the tenements, hereditaments and appurtenances thereunto appertaining free from all exemption and right of homestead. Grantor covenants that it is the duly authorized and acting Executor of the Estate of Charles M. Larkin, deceased, and that this conveyance is made pursuant to the authority contained in the Will of the decedent for the purpose of paying administration expenses.

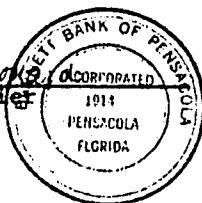
IN WITNESS WHEREOF, grantor has hereunto executed this deed this the 18th day of April, 1975.

ATTEST:

Shane J. Reagor
Asst Cashier

BARNETT BANK OF PENSACOLA,
as Executor of the Estate of
Charles M. Larkin, deceased

By W. W. W. W. President



SFD&M #2117

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Personally appeared before me this day,

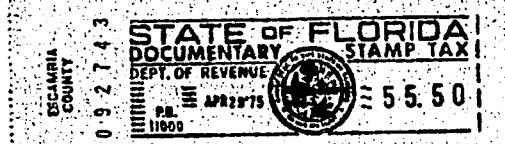
WF Pace and Sharon S Leonard,
known to me and known to me to be the Sr Vice President and
Asst Cashier, respectively, of Barnett Bank of Pensacola, who
acknowledge that they executed the foregoing deed for and on behalf
of Barnett Bank of Pensacola, as Executor of the Estate of Charles M.
Larkin, deceased, pursuant to authority in them vested, pursuant to
provisions of said Will and for the uses and purposes therein set
forth.

WITNESS my hand and official seal this 18th day of

April, 1975.

Laura S. Cudore
Notary Public
My commission expires: 7-17-77

8711219
FILED & INDEXED
IN PUBLIC RECORDS OF
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
APR 22 1975
P.A.
1900
IN BUREAU OF RECORDS
JOHN L. COOPER
ESCAMBIA COUNTY



THIS IS A LESS OUT ON THE TAX ROLL BUT
LEGAL DOES NOT ACTUALLY COME OUT OF OUR
TAX ROLL LEGAL AT ALL.

REC 5.00
DOC 27.00
TOT 32.00

D.R.
1674 PAGE 912

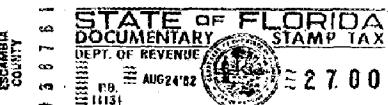
State of Florida

COUNTY OF ESCAMBIA

} WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, HARRY N. MANZIEK and OPAL W. MANZIEK, husband and wife, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto DONALD C. MCLAIN and BERNIEKE MCLAIN, husband and wife, of P.O. Box 4131 Pensacola, FL 32507, Pensacola, Florida, their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the State of Florida, and County of Escambia to-wit:

THE EAST 306.80 FEET OF THE WEST 1326.80 FEET OF THE NORTH 209.66 FEET OF THE SOUTH 1470.00 FEET OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 21 A DISTANCE OF 1260.00 FEET; THENCE DEFLECT 90° RIGHT A DISTANCE OF 1024.5 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 301.50 FEET; THENCE DEFLECT 90° LEFT A DISTANCE OF 210.00 FEET; THENCE DEFLECT 90° LEFT A DISTANCE OF 301.50 FEET; THENCE DEFLECT 90° LEFT A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. BEING LOT A OF THE UNRECORDED PENESCO SUBDIVISION.



THIS INSTRUMENT WAS PREPARED BY
WALTER C. BRIVET, JR.
AN EMPLOYEE OF
COUNSELORS TITLE INSURANCE CORPORATION
55 BROWN ST., 10TH STREET
PENSACOLA, FLA.
IN CONCERN WITH
INCIDENT TO THE ISSUANCE OF A
TITLE INSURANCE CONTRACT.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantees, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of August, 1982.

Signed, sealed and delivered in the presence of:

Harry N. Manziek (SEAL)
HARRY N. MANZIEK

Opal W. Manziek (SEAL)
OPAL W. MANZIEK

State of Florida

COUNTY OF ESCAMBIA

HARRY N. MANZIEK

Before the subscriber personally appeared HARRY N. MANZIEK and OPAL W. MANZIEK, husband and wife, known to me, and known to me to be the individuals described by said names in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of August, 1982.

My commission expires Aug 15, 1984
Notary Public

SPACE BELOW FOR RECORDER'S USE

160504

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON

AUG 23 10 47 AM '82

IN BOOK 8 PAGE NOTED ABOVE
JOE A. FLOWERS, COMPTROLLER
ESCAMBIA COUNTY

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Re: Paul Chaklos and Gloria Ann Chaklos
Carrick Road

THIS CLAIM, being hereby filed of record, a notice to remove nuisance having been provided and no contrary showing or abatement having occurred, please be advised that, the abatement of the nuisance at the property described below for violations of the provisions of Chapter 42-121 of the Escambia County Code of Ordinances (Ord. No. 97-36) and Chapter 79-455, Laws of Florida, has resulted in the filing of a lien, including interest, and all cost of collection, including attorney's fees, against the subject property and shall continue to be a lien against the subject property until paid.

Escambia County completed cleanup work on July 20, 2000 on property located at Carrick Road, Pensacola, Florida, and more particularly described in the Official Records of Escambia County, Florida in OR Book 895 at page 169 as follows:

The North 1195 Feet of the West 300 Feet of the South 1615 Feet; the North 565 Feet of the South 615 Feet of the East 600 Feet of the West 960 Feet; the East 306.8 Feet of the West 1326.8 Feet of the North 209.66 Feet of the South 1470 Feet; and the North 140 Feet of the South 1815 Feet of the West 1326.8 Feet, All Lying and Being in Section 21, Township 2 South, Range 31 West, Escambia County, Florida, Containing 22.46 Acres, More or Less.

Grantor conveys such mineral rights as were owned by the decedent, C.M. Larkin, but does not warrant any mineral right inasmuch as the same have previously been conveyed to other parties.

This conveyance is also subject to 250 foot easement to Gulf Power Company recorded in Deed Book 426 at Page 108 of the Public Records of Escambia County, Florida, and to 100 foot easement to Gulf Power Company recorded in Official Records Book 276 at Page 735 of the Public Records of Escambia County, Florida.

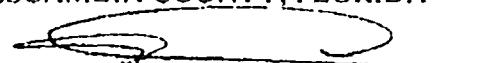
Escambia County has expended One Thousand Eight Hundred Forty-Two and 58/100 Dollars (\$1,842.58) for the abatement of a nuisance injurious to health which, in addition to the cost of

advertising, title search, and reasonable attorney's fees, includes removing all debris and litter from the parcel, and cutting down and removing all underbrush, thereby leveling the parcel to a natural grade at premises described in this Notice of Lien, and that such sum is a lien against the said property.

Additionally, the Board of County Commissioners hereby declares that the Lien and all cost of collection, together with attorney's fees, including all publication and title information cost, may be paid without interest within 90 days of publication of notice of the recordation of this Lien, and thereafter the amount so fixed, together with interest at the rate of 8 percent per annum, for the first year and 6 percent thereafter, from the date of the record of said lien. This Lien shall be superior to all other liens except liens for taxes and other special assessment liens imposed by the County, and collection thereof shall be enforced as provided by law for the collection and enforcement of taxes and assessments levied upon real property.

This Notice of Lien has been approved by the Board of County Commissioners and the sum referenced herein shall be a lien against the real property from and after the 17th day of August, 2000 until paid.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA



By: D. M. "Mike" Whitehead, Chairman

ATTEST: ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: Ernie Lee Magaha
Deputy Clerk

(SEAL)

BCC Approved 17, 2000

RCD Aug 18, 2000 02:49 PM
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-763087

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 04894 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 20, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PAUL CHAKLOS 84 VIA LAMPARA RANCHO SANTA MARGARITA, CA 92688	GLORIA ANN CHAKLOS 84 VIA LAMPARA RANCHO SANTA MARGARITA, CA 92688
PAUL CHAKLOS AND GLORIA ANN CHAKLOS 24945 LAS MARIAS MISSION VIEGO, CA 92675	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 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 20th day of January 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 7, 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 **CITRUS CAPITAL HOLDINGS LLC** holder of Tax Certificate No. **04894**, 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:

**N 1195 FT OF W 300 FT OF S 1615 FT & N 565 FT OF S 1615 FT OF E 600 FT OF W 960 FT OR
895 P 169 LESS OR 1674 P 912 MCLAIN LESS MINERAL RIGHTS**

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094539000 (0322-58)

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

PAUL CHAKLOS and GLORIA ANN CHAKLOS

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 March, which is the **7th day of March 2022**.

Dated this 18th day of January 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

W A R N I N G

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Post Property:

CARRICK RD 32506



**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 0322-58

Document Number: ECSO22CIV003239NON

Agency Number: 22-002875

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04894 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE PAUL CHAKLOS AND GLORIA ANN CHAKLOS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/24/2022 at 10:12 AM and served same at 10:13 AM on 1/26/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

D.Nelson 929

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

W A R N I N G

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Unless said certifica
highest bidder at pu
day of March 2022.

Map

aw, the property described therein will be sold to the
st Monday in the month of March, which is the 7th

Dated this 18th day o

attached

In accordance with the
needs special accomm.
certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia
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Post Property:

CARRICK RD 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
CLERK'S OFFICE
ESCAMBIA COUNTY, FL
JAN 21 2022

2022 JAN 21 A 10:12

RECEIVED



PAUL CHAKLOS [0322-58]
84 VIA LAMPARA
RANCHO SANTA MARGARITA, CA
92688

9171 9690 0935 0128 2022 91

GLORIA ANN CHAKLOS [0322-58]
84 VIA LAMPARA
RANCHO SANTA MARGARITA, CA
92688

9171 9690 0935 0128 2021 92

PAUL CHAKLOS AND GLORIA ANN
CHAKLOS [0322-58]
24945 LAS MARIAS
MISSION VIEGO, CA 92675

9171 9690 0935 0128 2022 08

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0322-58]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2022 15

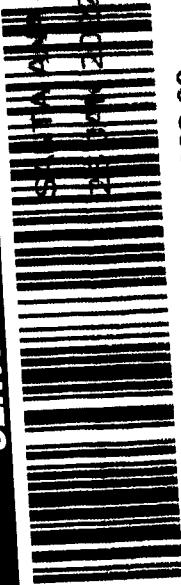
ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0322-58]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 2022 22

*contact -
owner*

US POSTAGE

CERTIFIED MAIL™



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

9171 9690 0935 0128 2022 08
S/114942
2022-08-22
S/114942
2022-08-22

Return to Sender
No one lives here by this name.

PAUL CHAKLOS AND GLORIA ANN
CHAKLOS [0322-58]
24945 LAS MARIAS
MISSION VIEGO, CA 92675

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022019439 2/25/2022 9:52 AM
OFF REC BK: 8729 PG: 1010 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 8537, Page 881, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04894, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **094539000 (0322-58)**

DESCRIPTION OF PROPERTY:

**N 1195 FT OF W 300 FT OF S 1615 FT & N 565 FT OF S 1615 FT OF E 600 FT OF W 960 FT OR
895 P 169 LESS OR 1674 P 912 MCLAIN LESS MINERAL RIGHTS**

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: PAUL CHAKLOS and GLORIA ANN CHAKLOS

Dated this 25th day of February 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 094539000 Certificate Number: 004894 of 2019

Payor: ABOVE & BEYOND INC 16661 JAMBOREE IRVINE CA 92606 Date 02/25/2022

Clerk's Check #	1	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$4,408.99
		Postage	\$30.90
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,000.95

Reconciled \$ 4937.33

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

A handwritten signature of Pam Childers in black ink, consisting of stylized letters and a large, flowing 'C'.

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>

Escambia County Receipt of Transaction

Receipt # 2022014612

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

ABOVE & BEYOND INC

On Behalf Of:

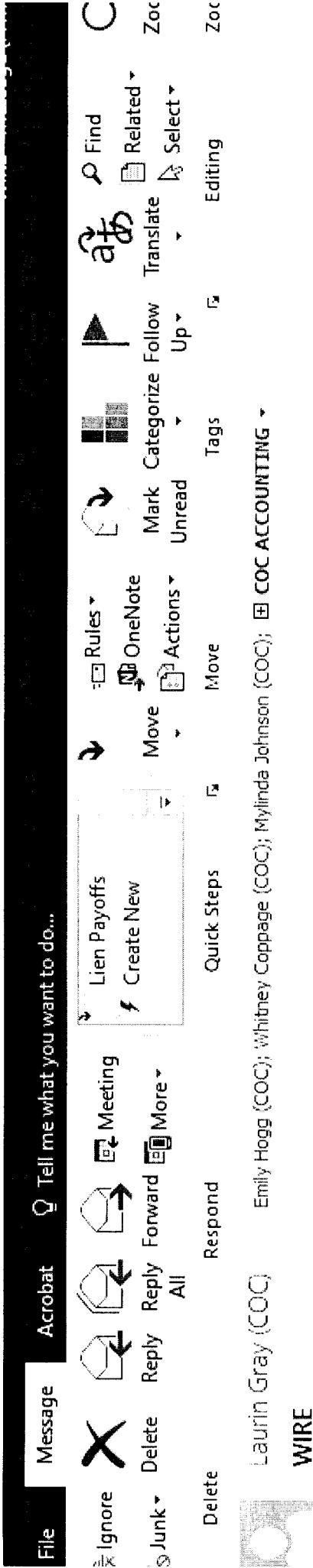
On: 2/25/22 9:47 am
Transaction # 101662664

CaseNumber 2019 TD 004894

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD70) ADVANCE PAY ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	4408.99	0.00	0.00	4408.99	4408.99	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	480.44	0.00	0.00	480.44	480.44	0.00
(TD2) POSTAGE TAX DEEDS	30.90	0.00	0.00	30.90	30.90	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
Total:	5404.33	467.00	0.00	4937.33	4937.33	0.00
Grand Total:	5404.33	467.00	0.00	4937.33	4937.33	0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
ACH	OK	4937.33	0.00	0.00	0.00	4937.33
Payments Total:		4937.33	0.00	0.00	0.00	4937.33



**Laurin Gray, Sr. Operations Supervisor, Accounting
Pam Childers, Clerk of the Circuit Court & Comptroller**
Friday, Feb 25, 2022 08:53 AM

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 03-07-2022 - TAX CERTIFICATE #'S 04894

in the CIRCUIT Court

was published in said newspaper in the issues of

FEBRUARY 03, 10, 17, 24, 2022

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



Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5A7746E0000AE64, cn=Michael P Driver
Date: 2022.02.24 09:16:35 -06'00'

PUBLISHER

Sworn to and subscribed before me this 24TH day of FEBRUARY
A.D., 2022



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle
Date: 2022.02.24 09:23:19 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

**NOTICE OF APPLICATION FOR
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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-02-03-10-17-24-2022