

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200002

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
10-1057-000	2019/5234	06-01-2019	LTS 7 8 9 10 11 12 BLK 140 BEACH HAVEN PLAT DB 46 P 51 OR 5240 P 1767 SEC 54/35 T 2S R 30/31

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

01-13-2022  
Application Date

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

**Part 5: Clerk of Court Certified Amounts (Lines 8-14)**

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <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>09/06/2022</u>	

**INSTRUCTIONS**

**PLUS \$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.



# 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

0922-05

<b>Part 1: Tax Deed Application Information</b>				
Applicant Name Applicant Address	CHARLES R NEILL CHEROKEE PROPERTY HOLDINGS LLC 2730 TRUFIELD DR SUMTER, SC 29153		Application date	Jan 13, 2022
Property description	KNAPP JAMES F JR 5400 MEDINA RD PENSACOLA, FL 32507 1600 BLK GULF BEACH HWY 10-1057-000 LTS 7 8 9 10 11 12 BLK 140 BEACH HAVEN PLAT DB 46 P 51 OR 5240 P 1767 SEC 54/35 T 2S R 30/31		Certificate #	2019 / 5234
			Date certificate issued	06/01/2019
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/5234	06/01/2019	108.86	9.80	118.66
→ Part 2: Total*				118.66
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>				
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest  Total (Column 3 + Column 4 + Column 5)
# 2021/4409	06/01/2021	67.12	6.25	8.05 81.42
# 2020/5575	06/01/2020	65.90	6.25	19.77 91.92
# 2018/5446	06/01/2018	73.61	6.25	47.91 127.77
# 2017/5413	06/01/2017	74.07	6.25	62.22 142.54
Part 3: Total*				443.65
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>				
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				562.31
2. Delinquent taxes paid by the applicant				0.00
3. Current taxes paid by the applicant				35.05
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)				972.36
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 January 19th, 2022	

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:	352S311000007140
Account:	101057000
Owners:	KNAPP JAMES F JR
Mail:	5400 MEDINA RD PENSACOLA, FL 32507
Situs:	1600 BLK GULF BEACH HWY 32507
Use Code:	WASTE LAND
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	\$3,000	\$0	\$3,000	\$2,294
2020	\$3,000	\$0	\$3,000	\$2,086
2019	\$3,000	\$0	\$3,000	\$1,897

[Disclaimer](#)[Market Value Breakdown Letter](#)[Tax Estimator](#)[File for New Homestead Exemption Online](#)

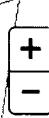
Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/2003	5240	1767	\$105,000	WD	
08/1996	4052	679	\$100	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2021 Certified Roll Exemptions	
None	
Legal Description	
LTS 7 8 9 10 11 12 BLK 140 BEACH HAVEN PLAT DB 46 P 51 OR 5240 P 1767 SEC 54/35 T 2S R 30/31	
Extra Features	
None	

### Parcel Information

[Launch Interactive Map](#)

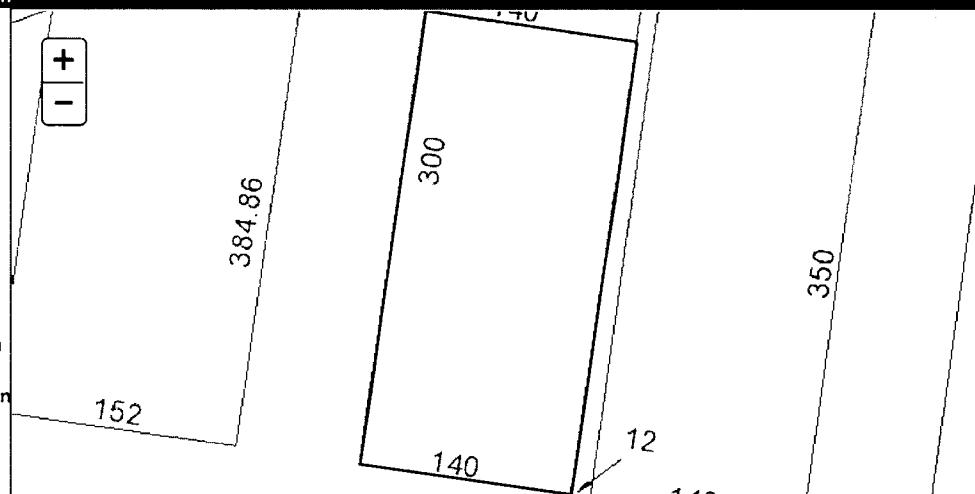
Section  
Map Id:  
35-2S-31-1



Approx.  
Acreage:  
0.9376

Zoned:  
HDMU

Evacuation  
& Flood  
Information  
Open  
Report

[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:01/26/2022 (tc 6928)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CHEROKEE PROPERTY HOLDINGS LLC** holder of Tax Certificate No. 05234, 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:

**LTS 7 8 9 10 11 12 BLK 140 BEACH HAVEN PLAT DB 46 P 51 OR 5240 P 1767 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101057000 (0922-05)**

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

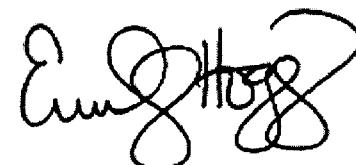
**JAMES F KNAPP JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Tuesday in the month of September, which is the 6th day of September 2022.**

Dated this 25th day of March 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

Recorded in Public Records 11/18/2013 at 11:11 AM OR Book 7102 Page 444,  
Instrument #2013087664, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Recorded in Public Records 09/20/2013 at 02:05 PM OR Book 7078 Page 271,  
Instrument #2013072011, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2011CC002647V DIV:

CITIBANK, N.A.,  
Plaintiff,  
vs.

JAMES F KNAPP JR,  
Defendant.

FINAL JUDGMENT

This cause, coming before the Court on Plaintiff's Motion for Summary Final Judgment, and the Court, finding that the Plaintiff is entitled to a judgment, it is:

**ORDERED AND ADJUDGED**

That Final Judgment is hereby entered in favor of the Plaintiff and the Plaintiff CITIBANK, N.A., shall recover from the Defendant, JAMES F KNAPP JR, the principal sum of \$4,085.45, that shall bear interest at the rate of four and three quarters percent (4.75%) per year and thereafter pursuant to Florida Statutes Section 55.03, for which let execution issue.

It is further order and adjudged that the Defendant shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment Defendant to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

DONE AND ORDERED at Escambia County, Florida this 18<sup>th</sup> day of  
September, 2013.

County Court Judge

✓ 9-2013NLU

Copies to:

Arthur Drew Rubin  
Attorney for Plaintiff  
Rubin & Debski, P.A.  
P.O. Box 47718  
Jacksonville, FL 32247

Plaintiff's Address (F.S. 55.10)  
Citibank, N.A.  
7930 NW 110th Street  
Kansas City, MO 64153

JAMES F KNAPP JR  
Defendant  
1701 GULF BEACH HWY  
PENSACOLA FL 32507-1843  
SSN: \*\*\*-\*\* [REDACTED]

K1102726

CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
RECEIVED  
SEP 19 A 9:22

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: J. D. Walker D.C.  
DATE: 11-15-13

OR BK 5240 PG 1768  
Escambia County, Florida  
INSTRUMENT 2003-147256

RCD Sep 16, 2003 02:01 pm  
Escambia County, Florida

RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE

ERNIE LEE MAGANA  
Clerk of the Circuit Court  
INSTRUMENT 2003-147256

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V required this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Gulf Beach  
Legal Address of Property: 1701 Gulf Beach Hwy, Pk, Fl.

The County  has accepted  has not accepted the abutting roadway for maintenance.

This form completed by: Thorsen  
Name

Address

City, State, Zip Code

AS TO SELLER(S):

Carol L. Thorsen  
Seller's Name: Carol L. Thorsen  
Barbara C. Thorsen  
Seller's Name: Barbara C. Thorsen

John A. Messer  
Witness' Name: John A. Messer  
Patricia G. Wiles  
Witness' Name: Patricia G. Wiles

AS TO BUYER(S):

James T. Knapp Jr.  
Buyer's Name: James T. Knapp Jr.  
Buyer's Name: Buyer's Name:

John A. Messer  
Witness' Name: John A. Messer  
Patricia G. Wiles  
Witness' Name: Patricia G. Wiles

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

Recording Fees: \$ 10.50  
Documentary Stamps: + 735.00  
Total: 745.50

OR BK 5240 PG 1767  
Escambia County, Florida  
INSTRUMENT 2003-147256

DEED DOC STAMPS PD @ ESC CO \$ 735.00  
09/16/03 ERNIE LEE CLERK  
By: Julie A. Messer

Prepared By And Return To:

**TITLE OFFICES, LLC**  
89 SOUTH ALCANIZ STREET, SUITE A  
PENSACOLA, FL 32502  
File #03P-07091/JULIE A. MESSER  
Property Appraisers Parcel I.D. Number(s):  
352531-1000-008-131

### WARRANTY DEED

THIS WARRANTY DEED made and executed the 29<sup>TH</sup> day of August, 2003 by CECIL C. THORSEN and BARBARA C. THORSEN, HUSBAND AND WIFE, hereinafter called the Grantor, to JAMES F. KNAPP, JR., A SINGLE MAN, whose post office address is: 1701 Gulf Beach Hwy., Pensacola, FL 32506, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, 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 TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in ESCAMBIA County, State of Florida, viz:

LOTS 7-12, BLOCK 140, ALSO LOTS 13-19, BLOCK 131, BEACH HAVEN BEING A PORTION OF SECTION 54, TOWNSHIP 2 SOUTH, RANGE 30 WEST, AND SECTION 35, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN DEED BOOK 46, AT PAGE 51 OF THE PUBLIC RECORDS OF SAID COUNTY.

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 in fee simple; that the Grantor has good right and lawful authority to sell and 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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2003.

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:

Joan S. Collins  
Witness: Joan S. Collins

Cecil C. Thorson  
CECIL C. THORSEN  
Address: 1340 LA PAZ STREET

Julie A. Messer  
Witness: Julie A. Messer

Barbara C. Thorson  
BARBARA C. THORSEN  
Address: 1340 LA PAZ STREET  
PENSACOLA, FLORIDA 32506

Witness:

Witness:

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared CECIL C. THORSEN and BARBARA C. THORSEN, who produced the identification described below, and who acknowledged before me that they executed the foregoing instrument.

Witness my hand and official seal in the county and state aforesaid this 29<sup>TH</sup> day of August, 2003.

Julie A. Messer  
"Notary Public-State of FL"  
Comm. Exp March 6, 2004  
Comm. No. CC 910234

Notary Public: JULIE A. MESSER  
Identification Examined: DRIVER LICENSES  
Commission Expires: \_\_\_\_\_

**PROPERTY INFORMATION REPORT**

**May 27, 2022**  
**Tax Account #:10-1057-000**

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**LTS 7 8 9 10 11 12 BLK 140 BEACH HAVEN PLAT DB 46 P 51 OR 5240 P 1767 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-1057-000(0922-05)**

**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:** SEPT 6, 2022

**TAX ACCOUNT #:** 10-1057-000

**CERTIFICATE #:** 2019-5234

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.

**JAMES F KNAPP JR**  
5400 MEDINA RD  
PENSACOLA, FL 32507

**JAMES F KNAPP JR**  
1701 GULF BEACH HWY  
PENSACOLA, FL 32507

**CITIBANK N A**  
7930 NW 110TH STREET  
KANSAS CITY, MO 64153

Certified and delivered to Escambia County Tax Collector, this 27<sup>th</sup> day of June, 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 27, 2022  
Tax Account #: **10-1057-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES F KNAPP JR**

**By Virtue of Warranty Deed recorded 9/16/2003 in OR 5240/1767**

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. **Judgment in favor of Citibank N A recorded 11/18/2013 OR 7102/444**
4. Taxes:

**Taxes for the year(s) 2016-2021 are delinquent.**

**Tax Account #: 10-1057-000**

**Assessed Value: \$2,294.00**

**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.



## 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 #: 10-1057-000 CERTIFICATE #: 2019-5234

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 13, 2002 to and including May 13, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: May 27, 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 September 6, 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 HOLDINGS LLC** holder of **Tax Certificate No. 05234**, 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:

**LTS 7 8 9 10 11 12 BLK 140 BEACH HAVEN PLAT DB 46 P 51 OR 5240 P 1767 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101057000 (0922-05)**

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

**JAMES F KNAPP JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Tuesday** in the month of September, which is the **6th day of September 2022**.

Dated this 15th day of July 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.

### Personal Services:

**JAMES F KNAPP JR**  
5400 MEDINA RD  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

## WARNING

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**TAX ACCOUNT NUMBER 101057000 (0922-05)**

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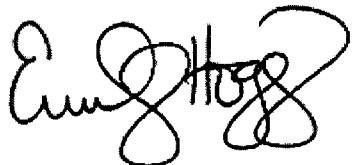
**JAMES F KNAPP JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Tuesday** in the month of September, which is the **6th day of September 2022**.

Dated this 19th day of July 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



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 05234 of 2019**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 21, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES F KNAPP JR 5400 MEDINA RD PENSACOLA, FL 32507	CITIBANK NA 7930 NW 110TH STREET KANSAS CITY, MO 64153
JAMES F KNAPP JR 1701 GULF BEACH HWY PENSACOLA, FL 32507	

WITNESS my official seal this 21th day of July 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 September 6, 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 HOLDINGS LLC** holder of Tax Certificate No. 05234, 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:

**LTS 7 8 9 10 11 12 BLK 140 BEACH HAVEN PLAT DB 46 P 51 OR 5240 P 1767 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101057000 (0922-05)**

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

**JAMES F KNAPP JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the **6th day of September 2022**.

Dated this 15th day of July 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.

**Personal Services:**

**JAMES F KNAPP JR  
5400 MEDINA RD  
PENSACOLA, FL 32507**

**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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**Personal Services:**

**JAMES F KNAPP JR**  
5400 MEDINA RD  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2022 JUL 22 AM 9:27  
ESCAMBIA COUNTY, FL  
CLERK'S OFFICE

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0922-05

Document Number: ECSO22CIV024732NON

Agency Number: 22-007878

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05234 2019

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: JAMES F KNAPP JR

Defendant:

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

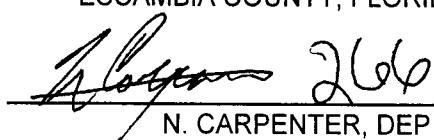
Non-Executed

Received this Writ on 7/22/2022 at 9:27 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JAMES F KNAPP JR , Writ was returned to court UNEXECUTED on 7/23/2022 for the following reason:

GIVEN ADDRESS NO LONGER EXISTS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

  
N. CARPENTER, DEP

Service Fee: \$40.00

Receipt No: BILL

# James Knapp Age 58 (Mar 1964)

Full Background Report Available → Ad



## Current Address

1600 Gulf Beach Hwy.  
Pensacola, FL 32507

property address (vacant/waste land)



## Phone Numbers

(850) 457-4272 - Landline  
(850) 492-5948 - Landline  
(850) 492-5419 - Landline

disc  
disc  
disc



## Full Background Report

Sponsored by PeopleFinders.com

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Criminal Records Data
- Property Records
- Bankruptcies, Judgments, Liens
- Complete Background Check

[View Full Background Report](#)

## Sponsored Links



## Email Addresses

knapp5364@gmail.com  
slimboneu@hotmail.com  
slimbone4u@yahoo.com



## Associated Names

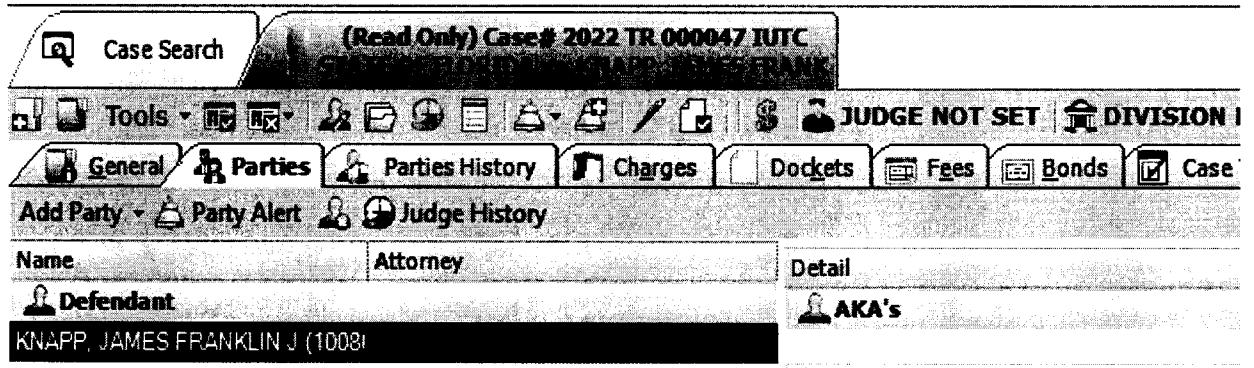
James Franklin Knapp Jr. James F Knapp Jr. Jimmy F Knapp. James Napp Jr. James Knapp Jr.



## Previous Addresses

1701 Gulf Beach Hwy.  
Pensacola, FL 32507  
(Sep 2003 - Apr 2021)

5400 Medina Rd  
Pensacola, FL 32507



### Detail

 AKA's

## **CASE PARTY ADDRESS**

1084 GORDON AVE, PENSACOLA, FL 32507

 **PARTY ADDRESSES**

1084 GORDON AVE PENSACOLA FL 32507

The logo for the Department of Building (DOB) of the City of New York. It consists of a square icon with a stylized 'D' and 'B' inside, followed by the acronym 'DOB' in a bold, sans-serif font.

3/12/1964

# DRIVERS LICENSE NUMBER

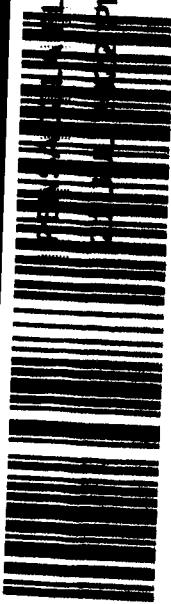
(FL) K510446640920



US POSTAGE

**CERTIFIED MAIL**™

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



1325  
1 PM 1

quadrant

FIRST-CLASS MAIL  
MI

\$006.57 <sup>0</sup>  
07/21/2022 ZIP 32502  
043M37219251

NAME 322 DE 1 7207/26/22

UNDE DELIVERABLE AS ADDRESS UNKNOWN

BC: 32302583335 \* 2638-01201-24-37

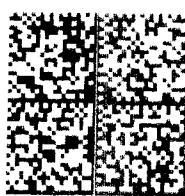
JAMES F KNAPP JR [0922-05]  
1701 GULF BEACH HWY  
PENSACOLA, FL 32507

3230258335

|||||

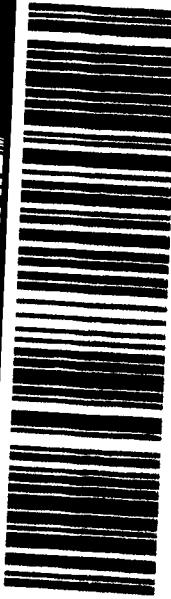
US POSTAGE

quadrant  
FIRST-CLASS MAIL  
IMI  
07/21/2022 21F 32502  
0430437219251



\$006.57<sup>0</sup>  
07/21/2022 21F 32502  
0430437219251

**CERTIFIED MAIL™**



**9171 9690 0935 0128 2787 91**

**Pam Childers**

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

JAMES F KNAPP JR [0922-05]  
5400 MEDINA RD  
PENSACOLA, FL 32507

322 321 007 / 26 / 22  
RE TURN TO SENDER  
ATTEMPTED NOT KNOWN  
UNABLE TO FORWARD  
ANK  
325 025 8335 \* 0238-02992-26-23

JAMES F KNAPP JR [0922-05]  
5400 MEDINA RD  
PENSACOLA, FL 32507

CITIBANK NA [0922-05]  
7930 NW 110TH STREET  
KANSAS CITY, MO 64153

**9171 9690 0935 0128 2787 84**

**9171 9690 0935 0128 2787 91**

RIN -  
Attempted - NOT known

JAMES F KNAPP JR [0922-05]  
1701 GULF BEACH HWY  
PENSACOLA, FL 32507

**9171 9690 0935 0128 2787 77**

RIN -  
undeliverable

JAMES F KNAPP JR 0922-05  
1084 GORDON AVE  
PENSACOLA FL 32507

Send  
on 8/22/2022  
✓

**9171 9690 0935 0128 2187 35**

## TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 0922-05 ✓ Act #: 10-1057-000 ✓

Tax Certificate No.: 2019 TD 05234 ✓

Individual

Titleholder: James F Knapp Jr ✓

Company

Address from certification: 5400 Medina Dr Pensacola, FL 32507 ✓

Same as deed?  Yes  No. If no, address(es) on deed: 1701 Gulf Beach Hwy, Pensacola, FL ✓

32506

Deed OR Book 5240 Page 1767 WD 2003 ✓

Alternate addresses:

• Address: 1400 Blk Gulf Beach Hwy ✓ 32507 • Address: waste land

Source: PA Website

Source: \_\_\_\_\_

	Date Searched	Initials	
Escambia Property Appraiser's records	<u>08-22-2022</u>	<u>NB</u>	<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records	<u>08-22-2022</u>	<u>NB</u>	<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll	<u>08-22-2022</u>	<u>NB</u>	<input checked="" type="checkbox"/> no new address
Escambia Clerk's tax deed records	<u>08-22-2022</u>	<u>NB</u>	<input checked="" type="checkbox"/> no new address
Florida corporate record's search	_____	_____	<input type="checkbox"/> no new address
Escambia Official Records search	<u>08-22-2022</u>	<u>NB</u>	<input checked="" type="checkbox"/> no new address
Escambia court records search	<u>08-22-2022</u>	<u>NB</u>	<input checked="" type="checkbox"/> no new address
Google search	<u>08-22-2022</u>	<u>NB</u>	<input checked="" type="checkbox"/> no new address

### Additional notes:

2015 taxes last paid in full - James Knapp JR. Per 2022  
TR 000047 James Franklin J Knapp, 1084 Gordon Ave  
Pensacola, FL 32507 - Send certified mail. Possible #'s  
attached.

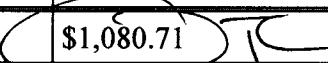
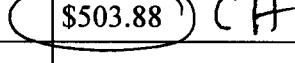
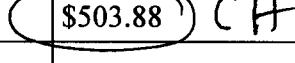


**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 101057000 Certificate Number: 005234 of 2019

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/6/2022"/>	Redemption Date <input type="text" value="8/29/2022"/> 
Months	8	7
Tax Collector	<input type="text" value="\$972.36"/>	<input type="text" value="\$972.36"/>
Tax Collector Interest	<input type="text" value="\$116.68"/>	<input type="text" value="\$102.10"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$1,095.29"/>	<input type="text" value="\$1,080.71"/> 
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="\$54.72"/>	<input type="text" value="\$47.88"/> 
Total Clerk	<input type="text" value="\$510.72"/>	<input type="text" value="\$503.88"/> 
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="\$1,641.55"/>	<input type="text" value="\$1,620.13"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$21.42"/>
Book/Page	<input type="text" value="8749"/>	<input type="text" value="210"/>

**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 005234**

**Redeemed Date 8/29/2022**

**Name JAMES F KNAPP JR 60 ADKINSON DR PENSACOLA FL 32506**

Clerk's Total = TAXDEED	\$510.72	\$1504.59
Due Tax Collector = TAXDEED	\$1,095.29	
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

No Information Available - See Dockets

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
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 DOMESTIC RELATIONS  
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 MENTAL HEALTH  
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 PROBATE  
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**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: 101057000 Certificate Number: 005234 of 2019**

**Payor: JAMES F KNAPP JR 60 ADKINSON DR PENSACOLA FL 32506 Date 8/29/2022**

Clerk's Check #	1	Clerk's Total	\$310.72
Tax Collector Check #	1	Tax Collector's Total	\$1,095.29
		Postage	\$18.54
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,641.55

**\$1540.13**

**PAM CHILDERS  
 Clerk of the Circuit Court**

**Received By:  
 Deputy Clerk**

A handwritten signature in black ink, appearing to read "Eunice H. Hargrave".

## 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 8749, Page 210, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05234, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **101057000 (0922-05)**

### DESCRIPTION OF PROPERTY:

**LTS 7 8 9 10 11 12 BLK 140 BEACH HAVEN PLAT DB 46 P 51 OR 5240 P 1767 SEC 54/35 T 2S R 30/31**

**SECTION 35, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: JAMES F KNAPP JR

Dated this 29th day of August 2022.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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 - 09-06-2022 - TAX CERTIFICATE #'S 05234

in the CIRCUIT Court

was published in said newspaper in the issues of

AUGUST 4, 11, 18, 25, 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,  
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P  
Driver  
Date: 2022.08.25 10:18:24 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 25TH day of AUGUST  
A.D., 2022



Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle  
Date: 2022.08.25 10:19:51 -05'00'

**HEATHER TUTTLE**  
NOTARY PUBLIC



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

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That CHEROKEE PROPERTY HOLDINGS LLC holder of Tax Certificate No. 05234, 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:

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Dated this 21st day of July 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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-08-04-11-18-25-2022