



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

0922-14

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	AVK REAL ESTATE LLC 66 WEST FLAGLER STREET SUITE 900 MIAMI, FL 33130	Application date	Mar 09, 2022
Property description	MILSTEAD CHRISTOPHER S EST OF 1795 MUSCOGEE RD CANTONMENT, FL 32533-9153 1799 MUSCOGEE RD 11-4134-000 BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 (Full legal attached.)	Certificate #	2019 / 6652
		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)
# 2019/6652	06/01/2019	305.04	105.87	410.91
→Part 2: Total*				410.91

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)
# 2021/5523	06/01/2021	622.65	6.25	33.73	662.63
# 2020/7023	06/01/2020	315.87	6.25	104.24	426.36
Part 3: Total*					1,088.99

Part 4: Tax Collector Certified Amounts (Lines 1-7)	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,499.90
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	397.37
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,272.27

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.

Escambia, Florida

Sign here: Date March 15th, 2022

Signature, Tax Collector or Designee

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/06/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200013

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
AVK REAL ESTATE LLC
66 WEST FLAGLER STREET
SUITE 900
MIAMI, FL 33130,

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
11-4134-000	2019/6652	06-01-2019	BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836

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
AVK REAL ESTATE LLC
66 WEST FLAGLER STREET
SUITE 900
MIAMI, FL 33130

03-09-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information	
Parcel ID:	181N313203000001
Account:	114134000
Owners:	MILSTEAD CHRISTOPHER S EST OF
Mail:	1795 MUSCOGEE RD CANTONMENT, FL 32533-9153
Situs:	1799 MUSCOGEE RD
Use Code:	MOBILE HOME
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$10,260	\$9,386	\$19,646	\$19,646
2020	\$10,260	\$10,993	\$21,253	\$21,253
2019	\$10,260	\$10,052	\$20,312	\$17,840
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)	
10/30/2009	6536	1836	\$100	WD		
09/22/2009	6510	977	\$100	CJ		
01/1999	4393	1816	\$100	OT		
10/1997	4179	1864	\$100	OT		
02/1995	3727	667	\$100	WD		
08/1981	1573	77	\$100	WD		
12/1976	1066	972	\$100	QC		
01/1976	1073	561	\$100	QC		
01/1968	402	202	\$12,000	SC		
02/1962	14	102	\$100	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

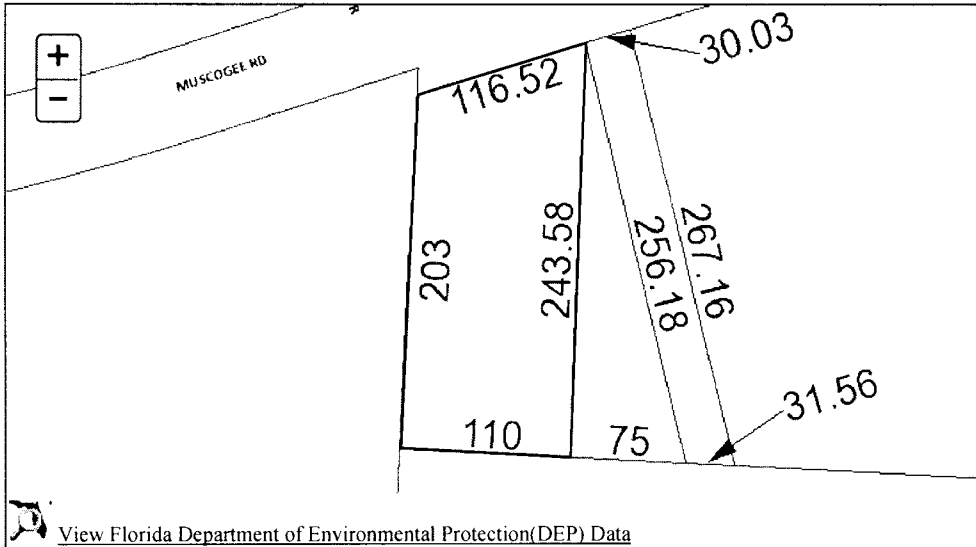
2021 Certified Roll Exemptions
None

Legal Description
BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243...

Extra Features
METAL BUILDING

Parcel Information	Launch Interactive Map
Section	
Map Id: 18-1N-31	
Approx. Acreage: 0.6171	
Zoned: LDR	
Evacuation & Flood Information	

Open Report



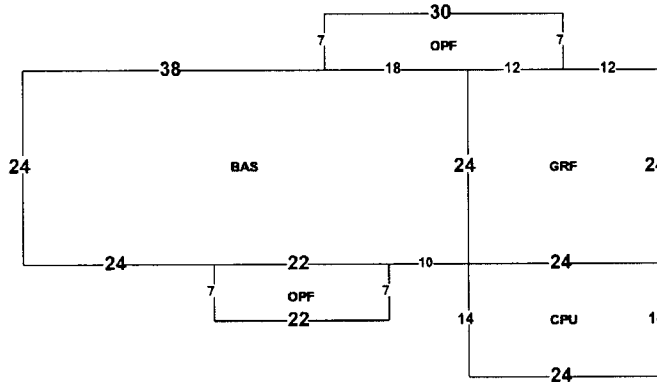
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:1799 MUSCOGEE RD, Year Built: 1977, Effective Year: 1977, PA Building ID#: 124445

Structural Elements

- DWELLING UNITS-1
- MH EXTERIOR WALL-VINYL/METAL
- MH FLOOR FINISH-CARPET
- MH FLOOR SYSTEM-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH INTERIOR FINISH-PANEL PLYWOOD
- MH MILLWORK-TYPICAL
- MH ROOF COVER-METAL
- MH ROOF FRAMING-FLAT/SHED
- MH STRUCTURAL FRAME-TYPICAL
- NO. PLUMBING FIXTURES-6
- NO. STORIES-1
- STORY HEIGHT-0



Areas - 2620 Total SF

- BASE AREA - 1344
- CARPORT UNF - 336
- GARAGE FIN - 576
- OPEN PORCH FIN - 364

Images



6/28/2021 12:00:00 AM

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That AVK REAL ESTATE LLC holder of Tax Certificate No. 06652, 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:

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114134000 (0922-14)

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

CHRISTOPHER S MILSTEAD EST OF

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



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 #: 11-4134-000 CERTIFICATE #: 2019-6652

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: June 2, 2002 to and including June 2, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: June 13, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 13, 2022

Tax Account #: **11-4134-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTOPHER SHANE MILSTEAD**

By Virtue of Warranty Deed recorded 12/4/2009 in OR 6536/1836

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR CHRISTOPHER SHANE MILSTEAD RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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 Emerald Coast Utilities Authority recorded 10/30/2012 OR 6927/1424**
 - b. **Judgment in favor of Escambia County recorded 4/13/2018 OR 7883/1033**

4. Taxes:

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

Tax Account #: 11-4134-000

Assessed Value: \$19,646.00

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: SEPT 6, 2022

TAX ACCOUNT #: 11-4134-000

CERTIFICATE #: 2019-6652

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

**ESTATE OF CHRISTOPHER S MILSTEAD
AND CHRISTOPHER SHANE MELSTEAD
1799 MUSCOGEE RD
CANTONMENT, FL 32533**

**ESTATE OF CHRISTOPHER S MILSTEAD
AND CHRISTOPHER SHANE MILSTEAD
1795 MUSCOGEE RD
CANTONMENT, FL 32533-9153**

**EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311**

Certified and delivered to Escambia County Tax Collector, this 13th 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

June 13, 2022

Tax Account #:11-4134-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0
DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI
OF SEC S ALG W LI TO POB OR 6536 P 1836**

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4134-000(0922-14)

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

This instrument prepared by:
Raymond B. Palmer, Esquire
Law Office of Raymond B. Palmer, P.A.
913 Gulf Breeze Parkway, Suite 41
Gulf Breeze, FL 32561
Voice: 850-916-1000
Fax: 850-916-0080

Tax Parcel ID: 181N313203000001

Warranty Deed
(Statutory Form - FS 689.02)

This Indenture, made this 30 of October, 2009, between **Betty Ann Clements Hahn also known as Betty Ann Clements**, a married woman, of the County of Cleveland in the State of Arkansas, whose post address is 287 Copeland Cave Road, Cleveland, Arkansas 72030, party of the first part, and **Christopher Shane Milstead**, party of the second part, and whose post office address 1795 Muscogee Road, Cantonment, FL 32533,

Witnesseth:

That the said party of the first part, for and in consideration of the sum of \$10.00 and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, to wit:

The West 110 feet of the Northwest Quarter of the Southwest Quarter, Section 18, Township 1 North, Range 31 West, Escambia County, Florida, lying South of the Muscogee-Cantonment Road.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD NOT COUPLED WITH A RIGHT OF REVERTER AND TAXES FOR THE CURRENT YEAR.

Party of the first part, **Betty Ann Clements Hahn**, Grantor, hereby attests that the subject property is not now and has never been Grantors' constitutional homestead. Grantor resides at 287 Copeland Cave Road, Cleveland, Arkansas 72030.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of:

Susan Gunderman
Witness: Susan Gunderman

Betty Ann Clements Hahn
Betty Ann Clements Hahn

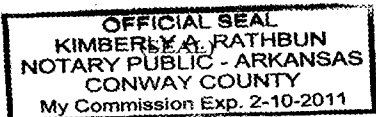
Brigitte Brents
Witness: Brigitte Brents

STATE OF Arkansas }
COUNTY OF Conway }

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 30 October, 2009, by Betty Ann Clements Hahn, who is personally known to me or who produced a driver's license as identification and who did not take an oath.

NOTARY PUBLIC:



Kimberley A Rathbun
Kimberly A Rathbun
NOTARY PRINT NAME:

My commission expires: 02-10-2011

Recorded in Public Records 10/30/2012 at 02:24 PM OR Book 6927 Page 1424,
Instrument #2012083027, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
B. CAROL MERRITT,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien
against the following described real property situated in Escambia County, Florida,
for water, wastewater and/or sanitation service provided to the following customer:

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N
0 DEG 42 MIN 59 SEC W...

Customer: CHRISTOPHER S MILSTEAD

Account Number: 335386-137924

Amount of Lien: \$ 76.50, together with additional unpaid utility service
charges, if any, which may accrue subsequent to the date of this notice and simple
interest on unpaid charges at 18 percent per annum, or at such lesser rate as may
be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-
248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution
87-10, as amended, and this lien shall be prior to all other liens on such lands or
premises except the lien of state, county, and municipal taxes and shall be on a
parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by
means of deed recorded in the public records of Escambia County, Florida, prior to
the recording of this instrument, or if the interest of the above-named customer is
foreclosed by a proceeding in which notice of lis pendens has been filed prior to the
recording of this instrument, this lien shall be void and of no effect.

Dated: 10/25/12

EMERALD COAST UTILITIES AUTHORITY

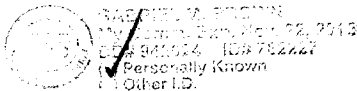
BY: B. Carol Merritt

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25 day of
OCTOBER, 20 12, by B. CAROL MERRITT of
the Emerald Coast Utilities Authority, who is personally known to me and who did not
take an oath.

[Notary Seal]

[Signature]
Notary Public - State of Florida



RWK:ls
Revised 05/31/2011

Recorded in Public Records 4/13/2018 8:49 AM OR Book 7883 Page 1033,
Instrument #2018028189, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 70403218 E-Filed 04/09/2018 10:09:40 AM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2018 CO 001762 A

CHRISTOPHER S MILSTEAD
1795 MUSCOGEE RD
CANTONMENT, FL 32533

DIVISION: III
DATE OF BIRTH: 08/10/1978

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

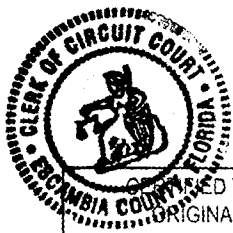
On **APRIL 5, 2018**, an order assessing fines, costs, and additional charges was entered against the Defendant, **CHRISTOPHER S MILSTEAD**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$180.00**, which shall bear interest at the rate prescribed by law, **5.72%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.



eSigned by COUNTY COURT JUDGE AMY BRODERSEN
on 04/07/2018 12:40:01 hOanyEgR

COUNTY JUDGE

ED 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: *Pam Childers* D.C.
DATE: *4-9-18*

(CFCTMMENLCHRG52 #24984)

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06652 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:

CHRISTOPHER S MILSTEAD EST OF 1795 MUSCOGEE RD CANTONMENT, FL 32533-9153	EST OF CHRISTOPHER S MILSTEAD C/O CHRISTOPHER SHANE MILSTEAD 1799 MUSCOGEE RD CANTONMENT FL 32533
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514
ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	

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 AVK REAL ESTATE LLC holder of Tax Certificate No. 06652, 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:

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114134000 (0922-14)

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

CHRISTOPHER S MILSTEAD EST OF

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

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 AVK REAL ESTATE LLC holder of Tax Certificate No. 06652, 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:

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114134000 (0922-14)

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

CHRISTOPHER S MILSTEAD EST OF

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.

Post Property:

1799 MUSCOGEE RD



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 AVK REAL ESTATE LLC holder of Tax Certificate No. 06652, 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:

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114134000 (0922-14)

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

CHRISTOPHER S MILSTEAD EST OF

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.

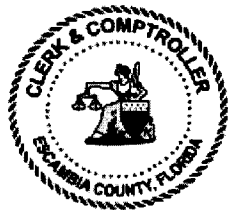
Dated this 15th day of July 2022.

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:

CHRISTOPHER S MILSTEAD EST OF
1795 MUSCOGEE RD
CANTONMENT, FL 32533-9153

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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 288, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06652, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 114134000 (0922-14)

DESCRIPTION OF PROPERTY:

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: CHRISTOPHER S MILSTEAD EST OF

Dated this 4th day of August 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: 114134000 Certificate Number: 006652 of 2019**

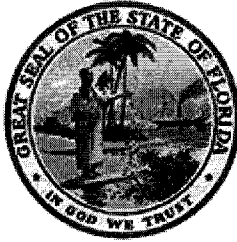
Payor: PATRICIA MILSTEAD 9125 ABB PITMAN RD MILTON, FL 32570 Date 8/4/2022

Clerk's Check #	1	Clerk's Total	\$497.94 \$2,899.14
Tax Collector Check #	1	Tax Collector's Total	\$2,483.02
		Postage	\$24.72
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,021.78 \$2,940.86

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: H Boydon
 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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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

Case # 2019 TD 006652

Redeemed Date 8/4/2022

Name PATRICIA MILSTEAD 9125 ABB PITMAN RD MILTON, FL 32570

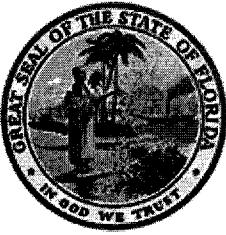
Clerk's Total = TAXDEED	\$497.04	\$ 2899.14
Due Tax Collector = TAXDEED	\$2,483.02	
Postage = TD2	\$24.72	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 114134000 Certificate Number: 006652 of 2019

Redemption Application Date Interest Rate

Final Redemption Payment
ESTIMATED

Redemption Overpayment
ACTUAL

Auction Date

Redemption Date

Months	<input type="text" value="6"/>	<input type="text" value="5"/>																		
Tax Collector	<input type="text" value="\$2,272.27"/>	<input type="text" value="\$2,272.27"/>																		
Tax Collector Interest	<input type="text" value="\$204.50"/>	<input type="text" value="\$170.42"/>																		
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>																		
Total Tax Collector	<input type="text" value="\$2,483.02"/>	<input 481="" 645"="" 800="" 88="" data-label="Text" type="text" value="\$2,448.94 T.C.</input></td> </tr> </table> </div> <div data-bbox="/> <table border="0"> <tr> <td>Record TDA Notice</td> <td><input type="text" value="\$17.00"/></td> <td><input type="text" value="\$17.00"/></td> </tr> <tr> <td>Clerk Fee</td> <td><input type="text" value="\$119.00"/></td> <td><input type="text" value="\$119.00"/></td> </tr> <tr> <td>Sheriff Fee</td> <td><input type="text" value="\$120.00"/></td> <td><input type="text" value="\$120.00"/></td> </tr> <tr> <td>Legal Advertisement</td> <td><input type="text" value="\$200.00"/></td> <td><input type="text" value="\$200.00"/></td> </tr> <tr> <td>App. Fee Interest</td> <td><input type="text" value="\$41.04"/></td> <td><input type="text" value="\$34.20"/></td> </tr> <tr> <td>Total Clerk</td> <td><input type="text" value="\$497.04"/></td> <td><input type="text" value="\$490.20 C.H."/></td> </tr> </table>	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="\$41.04"/>	<input type="text" value="\$34.20"/>	Total Clerk	<input type="text" value="\$497.04"/>	<input type="text" value="\$490.20 C.H."/>
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="\$41.04"/>	<input type="text" value="\$34.20"/>																		
Total Clerk	<input type="text" value="\$497.04"/>	<input type="text" value="\$490.20 C.H."/>																		

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="\$24.72"/>	<input type="text" value="\$24.72"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>

Total Redemption Amount	<input type="text" value="\$3,021.78"/>	<input type="text" value="\$2,980.86"/> - 40.00 <hr/> <input type="text" value="\$2,940.86"/>
-------------------------	---	--

Repayment Overpayment Refund Amount

Book/Page

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0922-14

Document Number: ECSO22CIV024584NON

Agency Number: 22-007796

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06652 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: CHRISTOPHER S MILSTEAD EST OF
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/22/2022 at 9:19 AM and served same at 12:22 PM on 7/26/2022 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, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

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 AVK REAL ESTATE LLC holder of Tax Certificate No. 06652, 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:

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114134000 (0922-14)

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

CHRISTOPHER S MILSTEAD EST OF

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.

Post Property:

1799 MUSCOGEE RD



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2022 JUL 22 AM 9:19

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0922-14

Document Number: EGSO22CIV024587NON

Agency Number: 22-007797

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06652 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: CHRISTOPHER S MILSTEAD EST OF
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 7/22/2022 at 9:20 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for CHRISTOPHER S MILSTEAD EST OF , Writ was returned to court UNEXECUTED on 8/3/2022 for the following reason:

UNABLE TO MAKE CONTACT WITH SUBJECT AT 1795 MUSCOGEE ROAD. SPOKE WITH MOTHER, SHIELA PEEK, BY PHONE ADVISED SUBJECT HAS A WIFE THAT LIVES IN SANTA ROSA COUNTY. SUBJECT MAY LIVE AT 9125 ABB PITMAN ROAD, MILTON, FLORIDA 32570. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

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 AVK REAL ESTATE LLC holder of Tax Certificate No. 06652, 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:

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114134000 (0922-14)

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

CHRISTOPHER S MILSTEAD EST OF

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.

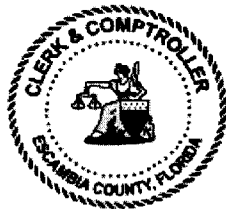
Dated this 15th day of July 2022.

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:

CHRISTOPHER S MILSTEAD EST OF
1795 MUSCOGEE RD
CANTONMENT, FL 32533-9153

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2022 JUL 22 AM 9:20
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE

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 AVK REAL ESTATE LLC holder of Tax Certificate No. 06652, 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:

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836

SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114134000 (0922-14)

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

CHRISTOPHER S MILSTEAD EST OF

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:

CHRISTOPHER S MILSTEAD EST OF
1795 MUSCOGEE RD
CANTONMENT, FL 32533-9153

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

CHRISTOPHER S MILSTEAD EST OF
[0922-14]
1795 MUSCOGEE RD
CANTONMENT, FL 32533-9153

9171 9690 0935 0128 2781 66

EST OF CHRISTOPHER S MILSTEAD
[0922-14]
C/O CHRISTOPHER SHANE MILSTEAD
1799 MUSCOGEE RD
CANTONMENT FL 32533

9171 9690 0935 0128 2781 73

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0922-14]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2780 81

ECUA [0922-14]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0128 2780 98

ESCAMBIA COUNTY / STATE OF
FLORIDA [0922-14]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

Redeemed

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

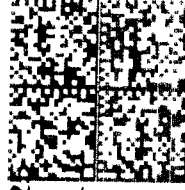
CERTIFIED MAIL™



9171 9690 0935 0128 2781 73

FL 325

PM 1



quadrant

FIRST-CLASS MAIL
IMI

\$006.57 0

07/01/2022 ZIP 32502
043W31219251

US POSTAGE

2022 JUL 13 10:04 AM
PENSACOLA, FL 32502

Handwritten: \$ 7/10

OFFICE OF CHRISTOPHER S MI NIXIE
[0922-14]
C/O CHRISTOPHER SHANE M
1799 MUSCOGEE RD
CANTONMENT FL 325

322 DE 1

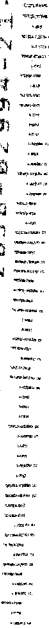
0008/10/22

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

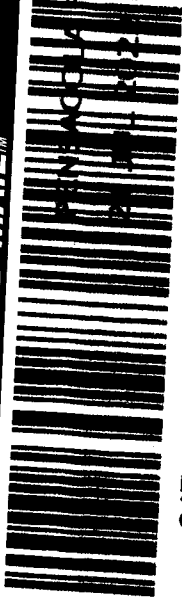
*Z638-02994-21-42

~~32502-583335~~



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

CERTIFIED MAIL™



FL 32502
PM 1

quadrant

FIRST-CLASS MAIL
IMI

\$006.57

0721/2022 ZIP 32502
043M37219251

US POSTAGE

9171 9690 0935 0128 2781 66

723

CHRISTOPHER S MILSPEAD EST (C)
[0922-14]
1795 MUSCOGEE RD
CANTONMENT, FL 32533-9153

NIXIE 322 DE 1 0008/10/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

SC: 32502583335

*2638-05637-21-40

32502-9153



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 06652

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=A01410D00000181FD1A68F3006C09B, cn=Michael P
Driver
Date: 2022.08.25 10:23:38 -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 10:27:35 -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 AVK REAL ESTATE LLC holder of Tax Certificate No. 06652, 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:

BEG AT SW COR OF NW 1/4 OF SW 1/4 FOR POB S 89 DEG 39 MIN 34 SEC E ALG S LI 110 FT N 0 DEG 42 MIN 59 SEC W 243 58/100 FT TO SLY R/W LI OF MUSCOGEE RD SW ALG R/W TO W LI OF SEC S ALG W LI TO POB OR 6536 P 1836 SECTION 18, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114134000 (0922-14)

The assessment of the said property under the said certificate issued was in the name of CHRISTOPHER S MILSTEAD EST OF

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 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