APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2200013

| To: Tax Collector of E | SCAMBIA COUNTY | _, Florida | | | |
|--|--|-----------------------|---|--|--|
| I, AVK REAL ESTATE LLC 66 WEST FLAGLER STREE SUITE 900 MIAMI, FL 33130, | | agent to the Toy | Callector and make toy dood application thereon | | |
| nolu tile listeu tax certificati | e and hereby sufferider the | same to the Tax v | 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 | | |
| | anding tax certificates plus | | | | |
| | pay all delinquent and omitted taxes, plus interest covering the property. | | | | |
| pay all Tax Collection Sheriff's costs, if | | ition report costs, C | Clerk of the Court costs, charges and fees, and | | |
| Attached is the tax sale ce which are in my possession | | cation is based and | all other certificates of the same legal description | | |
| Electronic signature on fi AVK REAL ESTATE LLC 66 WEST FLAGLER STF SUITE 900 MIAMI, FL 33130 | ; | | 03-09-2022 Application Date | | |

Applicant's signature

| Par | rt 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 I | nere: Date of sale09/06/2022 | | | | |

INSTRUCTIONS

46.25

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



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

| | | | | | | | | 0922-14 |
|---|---|----------------------------|----------------------------|-------------------------|---------------------------------------|--|--|--|
| Part 1: Tax Deed | App | lication Infor | mation | | | | | |
| 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: Certificat | es O | wned by App | icant and | d Filed wi | ith Tax Deed | Appl | ication | |
| Column 1 Certificate Number | er | Column Date of Certific | - | | olumn 3 unt of Certificate | Column 4 Interest | | Column 5: Total (Column 3 + Column 4) |
| # 2019/6652 | | 06/01/20 |)19 | | 305.04 | | 105.87 | 410.91 |
| | | | | | | | →Part 2: Total* | 410.91 |
| Part 3: Other Ce | rtifica | ites Redeeme | d by Ap | plicant (O | ther than Co | unty | | |
| Column 1 Certificate Number | on 1 Column 2 Column 3 | | Column 4 Tax Collector's F | -ee | 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 | 2020/7023 06/01/2020 315.87 | | 6.25 104.24 | | 426.36 | | | |
| Part 3: Total* | | | | | 1,088.99 | | | |
| Part 4: Tax Colle | ector | Certified Am | ounts (Li | nes 1-7) | | | | |
| 1. Cost of all cert | ificate | s in applicant's | possessio | n and other | | | ed by applicant of Parts 2 + 3 above) | 1,499.90 |
| 2. Delinquent tax | es pai | d by the applica | ınt | | · · · · · · · · · · · · · · · · · · · | | 2 | 0.00 |
| 3. Current taxes | paid b | y the applicant | | | | | | 397.37 |
| 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. | - | | | | | To | tal Paid (Lines 1-6) | 2,272.27 |
| I certify the above in have been paid, and | | | | | | / infor | mation report fee, an | d tax collector's fees |
| Sign here: | | <u> </u> | | | | D 1 | Escambia, Florid | |
| | ature, T | ax Collector or Design | gnee | | | Date | March 15th, 202 | <u> </u> |



Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Printer Friendly Version

General Information

Parcel ID: 181N313203000001

Account: 114134000

MILSTEAD CHRISTOPHER S EST OF Owners:

Mail: 1795 MUSCOGEE RD

CANTONMENT, FL 32533-9153

Situs: 1799 MUSCOGEE RD MOBILE HOME 🔑 Use Code:

Taxing

COUNTY MSTU Authority:

Open Tax Inquiry Window Tax Inquiry:

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 Official Records Sale Date Book Page Value Type (New Window) C_a 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 C₀ 02/1995 \$100 WD 3727 667 Cb 08/1981 \$100 WD 1573 77 C 12/1976 1066 972 \$100 QC \$100 QC 01/1976 1073 561

\$12,000 SC

\$100 WD

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

102

402 202

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

01/1968

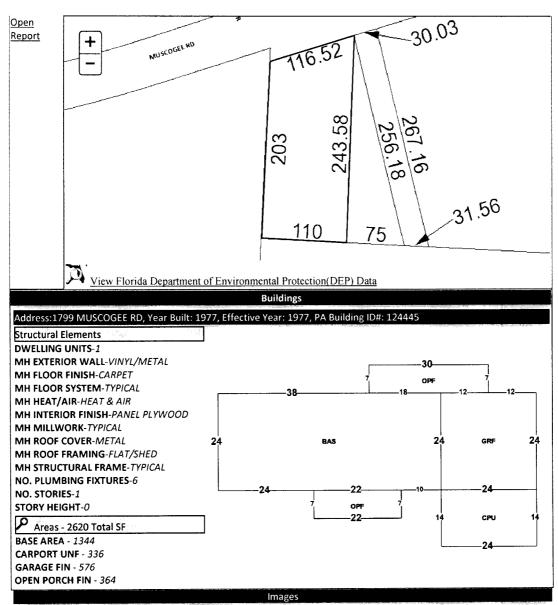
02/1962

Section Map Id: 18-1N-31

Approx. Acreage: 0.6171

Zoned: P LDR

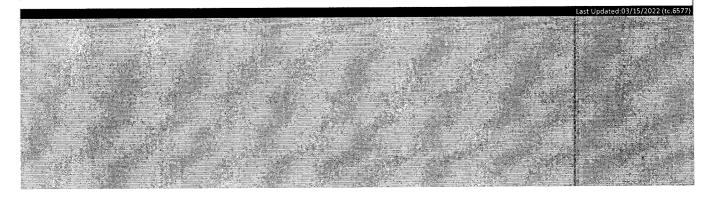
Evacuation & Flood Information Launch Interactive Map





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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022030475 3/25/2022 3:46 PM
OFF REC BK: 8749 PG: 288 Doc Type: TDN

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.

COUNTY TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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

2018 CO 001762 A CASE NO: **VS**

CHRISTOPHER S MILSTEAD 1795 MUSCOGEE RD **CANTONMENT, FL 32533**

DIVISION Ш **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.

ed by COUNTY COURT JUDGE AMY BRODERSEN

04/07/2018 12:40:01 hOanyEgR

COUNTY JUDGE

SED 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

(CFCTMMENLCHRGS2 #24984)

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

Customer: CHRISTOPHER S MILSTEAD

Account Number: 335386-137924



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...

Amount of Lien: \$76.50 , together with additional unpaid utility service

| | RWK:ls Revised 05/31/2011 |
|----|---|
| G. | Notary Public - State of Florida Other I.D. |
| | [Notary Seal] |
| | take an oath. |
| | the Emerald Coast Utilities Authority, who is personally known to me and who did no |
| | OUTOBER 70 12 DV D. CAROL MERICIA |
| | COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this day of |
| | STATE OF FLORIDA |
| | BY: B. Carol Wennt |
| | EMERALD COAST UTILITIES AUTHORITY |
| | Dated: 10/25/12 |
| | 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 its pendens has been filed prior to the recording of this instrument, this ilen shall be void and of no effect. |
| | 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. |
| | be allowed by law. |
| | 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 |

Recorded in Public Records 12/04/2009 at 03:04 PM OR Book 6536 Page 1836, Instrument #2009083104, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$0.70

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 - F5 689.02)

This Indenture, made this <u>30</u> 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:

Sugar Lunder Betty Com Clements Hahn

Betty And Clements Hahn

Park Arely

Witness: Brigitte Brents

STATE OF Arkass | ACKNOWLEDGMENT

COUNTY OF Commay | ACKNOWLEDGMENT

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

NOTARY PUBLIC:

OFFICIAL SEAL KIMBEREK A., RATHBUN NOTARY PUBLIC - ARKANSAS CONWAY COUNTY My Commission Exp. 2-10-2011 Kimberly A Rathbun NOTARY PRINT NAME:

My commission expires: 02-10-2011

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)

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

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 2019-6652 **CERTIFICATE #:** 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. ESTATE OF CHRISTOPHER S MILSTEAD ESTATE OF CHRISTOPHER S MILSTEAD

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.

MUMIL

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

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

ABSTRACTOR'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.

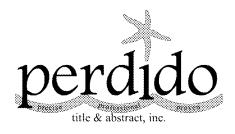
Tax Account #: 11-4134-000 Assessed Value: \$19,646.00

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.



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 #: _ | 2019-6 | 652 |
| REPORT IS LIMITED | T TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(| RESSLY IDENTIFIED | BY NAME IN TH | IE PROPERTY |
| listing of the owner(s) of tax information and a li encumbrances recorded title to said land as liste | epared in accordance with the frecord of the land describe sting and copies of all open in the Official Record Boold on page 2 herein. It is the facopy of any document li | ed herein together with co or unsatisfied leases, mo ks of Escambia County, I responsibility of the part | urrent and delinqu rtgages, judgment Florida that appear ty named above to | ent ad valorem s and to encumber the verify receipt of |
| and mineral or any subs | to: Current year taxes; taxes surface rights of any kind or s, boundary line disputes, as f the premises. | nature; easements, restric | ctions and covena | nts of record; |
| | sure or guarantee the validit nce policy, an opinion of tit | | | |
| Use of the term "Repor | t" herein refers to the Proper | ty Information Report ar | nd the documents | attached hereto. |
| Period Searched: | June 2, 2002 to and inclu | ding June 2, 2022 | Abstractor: | Pam Alvarez |
| | | | | |

BY

Michael A. Campbell, As President

Dated: June 13, 2022

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

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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 PAM CHILDERS 1795 MUSCOGEE RD

CANTONMENT, FL 32533-9153

CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY, FLORIDA

By:

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.

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Post Property:

1799 MUSCOGEE RD

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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.

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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 S MILSTEAD 1799 MUSCOGEE RD CANTONMENT FL 32533

ESCAMBIA COUNTY / COUNTY ATTORNEY ECUA

221 PALAFOX PLACE STE 430 PENSACOLA FL 32502 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.

COUNTY TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022079603 8/4/2022 3:42 PM
OFF REC BK: 8835 PG: 1735 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 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

PAM CHILDERS

Dated this 4th day of August 2022.

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator Account: 114134000 Certificate Number: 006652 of 2019

| | Printer 1 | | |
|--------------------------------|--|-------------------------------|--|
| Redemption No V | Application Date 3/9/2022 | Interest Rate 18% | |
| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL | |
| | Auction Date 9/6/2022 | Redemption Date 8/4/2022 | |
| Months | 6 | 5 | |
| Tax Collector | \$2,272.27 | \$2,272.27 | |
| Tax Collector Interest | \$204.50 | \$170.42 | |
| Tax Collector Fee | \$6.25 | \$6.25 | |
| Total Tax Collector | \$2,483.02 | \$2,448.94 T.C. | |
| Record TDA Notice | \$17.00 | \$17.00 | |
| Clerk Fee | \$119.00 | \$119.00 | |
| Sheriff Fee | \$120.00 | \$120.00 | |
| Legal Advertisement | \$200.00 | \$200.00 | |
| App. Fee Interest | \$41.04 | \$34.20 | |
| Total Clerk | \$497.04 | \$490.20 C.H. | |
| Release TDA Notice (Recording) | \$10.00 | \$10.00 | |
| Release TDA Notice (Prep Fee) | \$7.00 | \$7.00 | |
| Postage | \$24.72 | \$24.72 | |
| Researcher Copies | \$0.00 | \$0.00 | |
| Total Redemption Amount | \$3,021.78 | \$2,980.86 - 40.00 | |
| | | \$2,940.86 | |
| | Repayment Overpayment Refund Amount | \$40.92 | |
| Book/Page | 8749 | 288 | |

PAM CHILDERS

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

TRAFFIC



COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

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

Case # 2019 TD 006652

Redeemed Date 8/4/2022

Name PATRICIA MILSTEAD 9125 ABB PITMAN RD MILTON, FL 32570

Clerk's Total = TAXDEED \$497.04 \$
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 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

Tax Collector Check #

1

Tax Collector's Total

Clerk's Total

Postage

Researcher Copies

Recording

Prep Fee

Total Received

\$0.00

\$10.00

\$7.00

PAM CHILDERS Clerk of the Circuit Court

Received By: **Deputy Clerk**

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

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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

COUNTY

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA NON-ENFORCEABLE RETURN OF SERVICE 922-14 **ESCAMBIA COUNTY SHERIFF'S OFFICE**

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

Service Fee: Receipt No:

\$40.00 **BILL**

Printed By: GBGUY

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Personal Services:

CHRISTOPHER S MILSTEAD EST OF PAM CHILDERS

1795 MUSCOGEE RD

CANTONMENT, FL 32533-9153

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

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Personal Services:

CHRISTOPHER S MILSTEAD EST OF PAM CHILDERS

1795 MUSCOGEE RD **CANTONMENT, FL 32533-9153**

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA



ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

Rodoemed

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO22CIV024587NON

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

US POSTAGE 421/2022 ZIP 32502 43N/31219251 FIRST-CLASS MAIL \$006.57 2/01/2000 quadient RETURN TO SENOER u G N N 33 9171 9690 0935 0128 2781 66 BIKIN i M CHRISTOPHER S MILS FEAD EST (THE SECTION ASSESSED. CANTONMENT, FL 32533-9153 1795 MUSCOGEE RD E SI ME SEL [0922-14] Clerk of the Circuit Court & Comptroller 221 Palafox Place, Suite 110 Pensacola, FL 32502 Pam Childers Official Records

US POSTAGE FIRST-CLASS MAIL 01 *Z638-B2994-Z1-4Z 52/01/8000 \$006.57 SPE CONTROL OF THE PROPERTY OF quadient (A) 9171 9690 0935 0128 2781 73 ESTIOP CHRISTOPHER S MI NI XI E ü C/O CHRISTOPHER SHANE N 1799 MUSCOGEE RI CANTONMENT EL 325 いののでする。因の心の (HEE) Clerk of the Circuit Court & Comptroller 221 Palafox Place, Suite 110 Pam Childers Pensacola, FL 32502 Official Records

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___

Rodeened



(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 TAX DEED SALE in the matter of

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, 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.

Will Plan

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
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___

Pather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnCuslifier=01414000000181F3C90F20000659C7, 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

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA (SEAL) By: Emily Hogg Deputy Clerk

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