

**None**

**The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.**

Last Updated:04/28/2021 (tc.5077)



Chris Jones  
Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[Back](#)

◀ [Nav. Mode](#) [Account](#) [Reference](#) ▶

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 302N313000008006  <b>Account:</b> 120544283  <b>Owners:</b> WARD JUANITA  <b>Mail:</b> C/O ROGER KERVIN  3001 LAWSON LN  CANTONMENT, FL 32533  <b>Situs:</b> 2800 BLK LAWSON LN 32533  <b>Use Code:</b> VACANT RESIDENTIAL </p> <p><b>Taxing Authority:</b> COUNTY MSTU  <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>  Tax Inquiry link courtesy of Scott Lunsford  Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th><i>Cap Val</i></th></tr> </thead> <tbody> <tr> <td>2020</td><td>\$13,748</td><td>\$0</td><td>\$13,748</td><td>\$13,748</td></tr> <tr> <td>2019</td><td>\$13,748</td><td>\$0</td><td>\$13,748</td><td>\$13,748</td></tr> <tr> <td>2018</td><td>\$13,748</td><td>\$0</td><td>\$13,748</td><td>\$13,748</td></tr> </tbody> </table> <p><b>Disclaimer</b></p> <p><b>Market Value Breakdown Letter</b></p> <p><b>Tax Estimator</b></p> <p><b>File for New Homestead Exemption Online</b></p> <p><b>Report Storm Damage</b></p>	Year	Land	Imprv	Total	<i>Cap Val</i>	2020	\$13,748	\$0	\$13,748	\$13,748	2019	\$13,748	\$0	\$13,748	\$13,748	2018	\$13,748	\$0	\$13,748	\$13,748
Year	Land	Imprv	Total	<i>Cap Val</i>																	
2020	\$13,748	\$0	\$13,748	\$13,748																	
2019	\$13,748	\$0	\$13,748	\$13,748																	
2018	\$13,748	\$0	\$13,748	\$13,748																	
<b>2020 Certified Roll Exemptions</b> None																					
<b>Legal Description</b> N 145 2/10 FT OF FOLLOWING PROPERTY BEG AT NW COR OF SW 1/4 OF SEC 5 ALG W LI OF SW 1/4 1306 8/10 FT TO POB CONT...																					
<b>Extra Features</b> None																					
<a href="#">Launch Interactive Map</a>																					
<b>Parcel Information</b>																					
<p><b>Section Map Id:</b> 30-2N-31</p> <p><b>Approx. Acreage:</b> 2.0379</p> <p><b>Zoned:</b> RR</p> <p><b>Evacuation &amp; Flood Information</b></p> <p><a href="#">Open Report</a></p> <p> </p> <p>603.51</p> <p>110</p> <p>145.2</p> <p>145.2</p> <p>110</p>																					
<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>																					
<a href="#">Buildings</a>																					
<a href="#">Images</a>																					

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2021053088 5/14/2021 9:04 AM  
OFF REC BK: 8530 PG: 1165 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A, LLC holder of Tax Certificate No. 06917, issued the 1st day of June, A.D., 2019 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**N 145 2/10 FT OF FOLLOWING PROPERTY BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI  
OF SW 1/4 1306 8/10 FT TO POB CONT ALG SAME LI 435 6/10 FT 90 DEG 07 MIN 33 SEC LEFT  
604 68/100 FT TO W LI OF 60 FT ACCESS EASEMENT 90 DEG 1 MIN 41 SEC LEFT AND ALG  
SD LI 435 6/10 FT 89 DEG 58 MIN 19 SEC LEFT 603 51/100 FT TO POB OR 2170 P 167**

**SECTION 30, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120544283 (0122-20)**

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

**JUANITA WARD**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of January, which is the **3rd day of January 2022**.

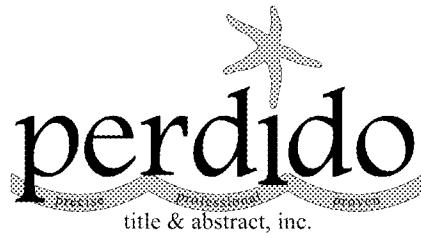
Dated this 13th day of May 2021.

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

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



By:  
Emily Hogg  
Deputy Clerk



## PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 12-0544-283 CERTIFICATE #: 2019-6917

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: 1/14/1986 to and including 10/15/2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: October 18, 2021

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

October 18, 2021

Tax Account #: **12-0544-283**

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

**By Virtue of Warranty Deed recorded 1/17/1986 in OR 2170/167**

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. **MSBU Fire Tax Lien in favor of Escambia County recorded 9/17/1999 – OR 4469/1407**
  - b. **MSBU Fire Tax Lien in favor of Escambia County recorded 10/8/1998 – OR 4321/1674**
4. Taxes:

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

**Tax Account #: 12-0544-283**

**Assessed Value: \$13,748**

**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:** JAN 3, 2022

**TAX ACCOUNT #:** 12-0544-283

**CERTIFICATE #:** 2019-6917

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

**YES      NO**

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

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2020 tax year.

**JUANITA WARD**  
RT 1 BOX 384  
FLOMATON AL 36441-9745

**JUANITA WARD**  
3001 LAWSON LN  
CANTONMENT, FL 32533

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of October, 2021.**

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

## **PROPERTY INFORMATION REPORT**

**October 18, 2021**  
**Tax Account #:12-0544-283**

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

**N 145 2/10 FT OF FOLLOWING PROPERTY BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI OF  
SW 1/4 1306 8/10 FT TO POB CONT ALG SAME LI 435 6/10 FT 90 DEG 07 MIN 33 SEC LEFT 604  
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435 6/10 FT 89 DEG 58 MIN 19 SEC LEFT 603 51/100 FT TO POB OR 2170 P 167**

**SECTION 30, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0544-283(0122-20)**



OR BK 4469 PG 1407  
 Escambia County, Florida  
 INSTRUMENT 99-662874

RCD Sep 17, 1999 08:34 am  
 Escambia County, Florida

## NOTICE OF LIEN

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

Ernie Lee Magaha  
 Clerk of the Circuit Court  
 INSTRUMENT 99-662874

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: WARD JUANITA  
 RT 1 BOX 384  
 FLOMATON AL 36441-9745

ACCT. NO. 12 0544 283 000  
 AMOUNT \$9.01

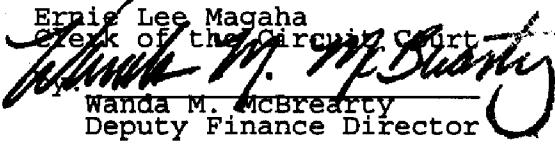
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

N 145 2/10 FT OF FOLLOWING  
 PROPERTY BEG AT NW COR OF  
 SW 1/4 OF SEC S ALG W LI  
 OF SW 1/4 1306 8/10 FT TO  
 POB CONT ALG SAME LI 435  
 6/10 FT 90 DEG 07 MIN 33  
 PROP.NO. 30 2N 31 3000 008 006

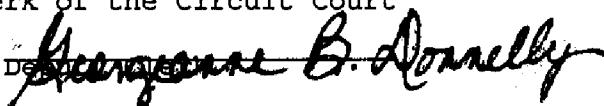
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
 Clerk of the Circuit Court  
  
 Wanda M. McBrearty  
 Deputy Finance Director

Ernie Lee Magaha  
 Clerk of the Circuit Court

by:   
 Jacqueline B. Donnelly

OR BK 4321 PG 1674  
 Escambia County, Florida  
 INSTRUMENT 98-540675

RCD Oct 08, 1998 08:18 am  
 Escambia County, Florida

## NOTICE OF LIEN

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

Ernie Lee Magaha  
 Clerk of the Circuit Court  
 INSTRUMENT 98-540675

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: WARD JUANITA  
 RT 1 BOX 384  
 FLOMATON AL 36441-9745

ACCT. NO. 12 0544 283 000  
 AMOUNT \$7.72

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

N 145 2/10 FT OF FOLLOWING  
 PROPERTY BEG AT NW COR OF  
 SW 1/4 OF SEC S ALG W LI

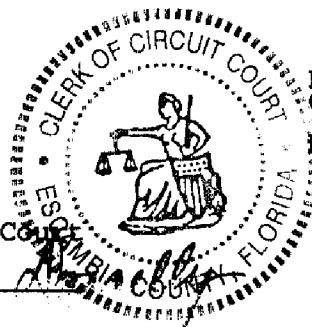
PROP. NO. 30 2N 31 3000 008 006

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$7.72. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

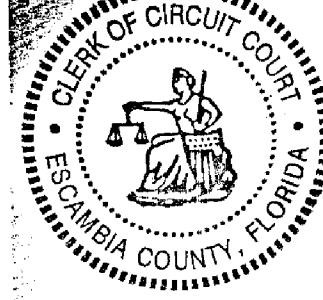
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha  
 Clerk of the Circuit Court  
 by *[Signature]*  
 Deputy Clerk



Ernie Lee Magaha  
 Clerk of the Circuit Court  
 by: *[Signature]*  
 Wanda M. McGehee  
 Deputy Finance Director



## 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 January 3, 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 **ATCF II FLORIDA-A, LLC** holder of **Tax Certificate No. 06917**, 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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**SECTION 30, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120544283 (0122-20)**

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

**JUANITA WARD**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday in the month of January**, which is the **3rd day of January 2022**.

Dated this 16th day of November 2021.

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

### Personal Services:

**JUANITA WARD**  
C/O ROGER KERVIN  
3001 LAWSON LN  
CANTONMENT, FL 32533

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



By:  
Emily Hogg  
Deputy Clerk

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Dated this 15th day of November 2021.

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

**Post Property:**

**2800 BLK LAWSON LN 32533**



**PAM CHILDERS**

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

By:  
Emily Hogg  
Deputy Clerk

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**PAM CHILDEERS  
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 # 06917 of 2019**

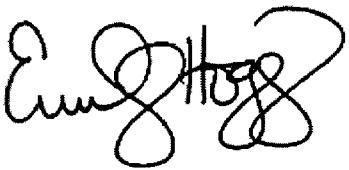
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 18, 2021, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JUANITA WARD C/O ROGER KERVIN 3001 LAWSON LN CANTONMENT, FL 32533	JUANITA WARD RT 1 BOX 384 FLOMATON AL 36441-9745
--	--

ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PL 4TH FL PENSACOLA FL 32502
--

WITNESS my official seal this 18th day of November 2021.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk





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

## **Tax Deed - Redemption Calculator**

Account: 120544283 Certificate Number: 006917 of 2019

Redemption	No <input type="button" value="▼"/>	Application Date	04/07/2021	Interest Rate	18%
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	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/03/2022	Redemption Date 12/08/2021
Months	9	8
Tax Collector	\$1,139.38	\$1,139.38
Tax Collector Interest	\$153.82	\$136.73
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,299.45	\$1,282.36
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$63.05	\$56.04
Total Clerk	\$530.05	\$523.04
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$18.39	\$18.39
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$1,864.89	\$1,840.79
	Repayment Overpayment Refund Amount	\$24.10
Book/Page	8530	1165

**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 006917**

**Redeemed Date 12/08/2021**

**Name DEAN KERVIN 3000 PARTRIDGE DR PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$530.05	\$1765.40
Due Tax Collector = TAXDEED	\$1,299.45	
Postage = TD2	\$18.39	
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
<b>FINANCIAL SUMMARY</b>					
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  
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 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 120544283 Certificate Number: 006917 of 2019**

**Payor: DEAN KERVIN 3000 PARTRIDGE DR PENSACOLA, FL 32526 Date 12/08/2021**

Clerk's Check #	1	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$1,299.45
		Postage	\$18.39
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	-\$1,864.89
			\$1800.19

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

Received By: *Eunice H. Hoge*  
 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>**

## 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 8530, Page 1165, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06917, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 120544283 (0122-20)

### DESCRIPTION OF PROPERTY:

**N 145 2/10 FT OF FOLLOWING PROPERTY BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI  
OF SW 1/4 1306 8/10 FT TO POB CONT ALG SAME LI 435 6/10 FT 90 DEG 07 MIN 33 SEC LEFT  
604 68/100 FT TO W LI OF 60 FT ACCESS EASEMENT 90 DEG 1 MIN 41 SEC LEFT AND ALG  
SD LI 435 6/10 FT 89 DEG 58 MIN 19 SEC LEFT 603 51/100 FT TO POB OR 2170 P 167**

**SECTION 30, TOWNSHIP 2 N, RANGE 31 W**

NAME IN WHICH ASSESSED: JUANITA WARD

Dated this 8th day of December 2021.

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 January 3, 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 ATCF II FLORIDA-A, LLC holder of Tax Certificate No. 06917, 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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**SECTION 30, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120544283 (0122-20)**

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

**JUANITA WARD**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of January, which is the **3rd day of January 2022**.

Dated this 16th day of November 2021.

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

### Personal Services:

**JUANITA WARD**  
C/O ROGER KERVIN  
3001 LAWSON LN  
CANTONMENT, FL 32533

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

# WARNING

301393

**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 January 3, 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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### Personal Services:

**JUANITA WARD**  
C/O ROGER KERVIN  
3001 LAWSON LN  
CANTONMENT, FL 32533

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



By:  
Emily Hogg  
Deputy Clerk

Redeemed  
0122-20

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

## NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO21CIV041802NON

Agency Number: 22-001393

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06917 2019

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE JUANITA WARD

**Defendant:**

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

Non-Executed

Received this Writ on 11/19/2021 at 9:03 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JUANITA WARD , Writ was returned to court UNEXECUTED on 11/22/2021 for the following reason:

PER NEIGHBOR OF 3001 LAWSON LANE, CANTONMENT, SUBJECT DOES NOT LIVE HERE. ATTEMPTED TO SERVE SUBJECT AT 9931 HARLINGTON STREET; HOWEVER, PER RESIDENT, SUBJECT IS DECEASED. 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

County Property Appraiser

UNISON IN

30-2N 31

## 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 January 3, 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 ATCF II FLORIDA-A, LLC holder of Tax Certificate No. 06917, 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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**SECTION 30, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120544283 (0122-20)**

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

**JUANITA WARD**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of January, which is the **3rd day of January 2022**.

Dated this 15th day of November 2021.

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

**Post Property:**

2800 BLK LAWSON LN 32533



**PAM CHILDERS**

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

By:

Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed

0122-20

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO21CIV041799NON

**Agency Number:** 22-001392

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06917 2019

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE JUANITA WARD

**Defendant:**

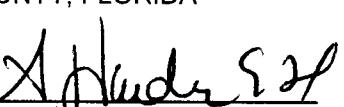
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/19/2021 at 9:03 AM and served same at 8:20 AM on 11/22/2021 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: KMJACKSON

JUANITA WARD [0122-20]  
C/O ROGER KERVIN  
3001 LAWSON LN  
CANTONMENT, FL 32533

**9171 9690 0935 0127 1901 79**

JUANITA WARD [0122-20]  
RT 1 BOX 384  
FLOMATON AL 36441-9745

**9171 9690 0935 0127 1901 86**

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [0122-20]  
221 PALAFOX PL 4TH FL  
PENSACOLA FL 32502

**9171 9690 0935 0127 1901 93**

*Redeemed*

US POSTAGE

**CERTIFIED MAIL™**

**Pam Childers**

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



quadient  
FIRST-CLASS MAIL  
\$006.13<sup>0</sup>  
11/08/2021 ZIP 32502  
043M31219251

9171 9690 0935 0127 1901 86

1A

JUANITA WARD [0122-20]

RT 1 BOX 384

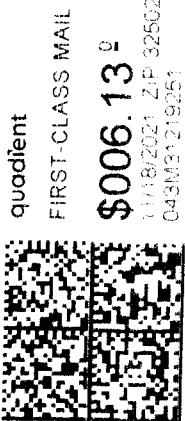
FLOMATON AL 36441-9745

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

UTFK1: 9400922075

IA BCC: 3250258335 \*2087-03962-18-41  
3250258335  
3644139253

US POSTAGE



**CERTIFIED MAIL™**

**Pam Childers**

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



9171 9690 0935 0127 1901 79

JUANITA WARD [0122-20]  
C/O ROGER KERVIN  
3001 LAWSON LN  
CANTONMENT, FL 32533

322 DE 1  
RETURN TO SENDER  
UNCL AIMED  
UNABLE TO FORWARD

UNC B C: 3250258335 \*2087-03958-18-41  
3250258335

12/12/20

2021 DEC 13 AM 11:47  
FILED  
FAX & COPY  
PAC

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 - 01-03-2022 - TAX CERTIFICATE #'S 06917

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 2, 9, 16, 23, 2021

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



Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
ou=A01410D00000171E5A7746E0000AE64, cn=Michael P Driver  
Date: 2021.12.27 08:46:49 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 27TH day of DECEMBER  
A.D., 2021



Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle  
Date: 2021.12.27 08:49:57 -06'00'

**HEATHER TUTTLE**  
NOTARY PUBLIC



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

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A, LLC holder of Tax Certificate No. 06917, 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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TAX ACCOUNT NUMBER 120544283 (0122-20)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of January, which is the 3rd day of January 2022.

Dated this 18th day of November 2021.

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

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

oaw-4w-12-02-09-16-23-2021