



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

0922-39

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239		Application date	Apr 08, 2022	
Property description	PROMONTORY PROPERTY GROUP LLC 5607 CACTUS RD PENSACOLA, FL 32503 6223 DENVER AVE 04-1068-000 S 1/2 LT 3 ALL LTS 4 5 16 17 & S 30 FT LT 18 BLK 17 PENSACOLA HTS PB 1 P 1 OR 8109 P 1649 SEC 1/13/3 (Full legal attached.)		Certificate #	2020 / 1773	
			Date certificate issued	06/01/2020	
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)	
# 2020/1773	06/01/2020	592.52	29.63	622.15	
→ Part 2: Total*				622.15	
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)
# 2021/1399	06/01/2021	1,171.06	6.25	58.55	1,235.86
Part 3: Total*					1,235.86
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)				1,858.01	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,152.51	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				3,385.52	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: <u>Candice Lewis</u>			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>April 18th, 2022</u>		

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 + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

S 1/2 LT 3 ALL LTS 4 5 16 17 & S 30 FT LT 18 BLK 17 PENSACOLA HTS PB 1 P 1 OR 8109 P 1649 SEC 1/13/39/42 1/2S 30/31

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200047

To: Tax Collector of ESCAMBA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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
04-1068-000	2020/1773	06-01-2020	S 1/2 LT 3 ALL LTS 4 5 16 17 & S 30 FT LT 18 BLK 17 PENSACOLA HTS PB 1 P 1 OR 8109 P 1649 SEC 1/13/39/42 1/2S 30/31

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-08-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	421S302101003017	Year	Land	Imprv	Total	Cap Val
Account:	041068000	2021	\$34,188	\$37,569	\$71,757	\$71,757
Owners:	PROMONTORY PROPERTY GROUP LLC	2020	\$34,188	\$32,964	\$67,152	\$67,152
Mail:	5607 CACTUS RD PENSACOLA, FL 32503	2019	\$34,188	\$31,172	\$65,360	\$57,267
Situs:	6223 DENVER AVE 32526	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
06/05/2019	8109	1649	\$100	WD		Legal Description S 1/2 LT 3 ALL LTS 4 5 16 17 & S 30 FT LT 18 BLK 17 PENSACOLA HTS PB 1 P 1 OR 8109 P 1649 SEC 1/13/39/42...	
03/28/2014	7151	1454	\$100	QC			
03/03/2014	7141	802	\$100	CJ			
03/03/2014	7141	801	\$100	CJ			
12/1981	1676	745	\$100	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						CARPORT METAL BUILDING SCREEN PORCH UTILITY BLDG	

Parcel Information

Section Map Id:
42-1S-30-2

Approx. Acreage:
1.0327

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

Launch Interactive Map

310.14

150

310.14

150

[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 6223 DENVER AVE, Year Built: 1960, Effective Year: 1995, PA Building ID#: 66729

Structural Elements

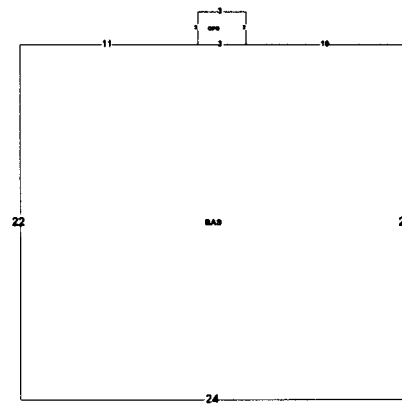
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 534 Total SF

BASE AREA - 528

OPEN PORCH UNF - 6

**Images**

2/10/2020 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.

Last Updated: 04/20/2022 (tc.979)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 01773**, issued the **1st** day of **June, A.D., 2020** 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:

**S 1/2 LT 3 ALL LTS 4 5 16 17 & S 30 FT LT 18 BLK 17 PENSACOLA HTS PB 1 P 1 OR 8109 P 1649
SEC 1/13/39/42 1/2S 30/31**

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041068000 (0922-39)

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

PROMONTORY PROPERTY GROUP LLC

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 20th day of April 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 #: 04-1068-000 CERTIFICATE #: 2020-1773

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: May 23, 2002 to and including May 23, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: May 27, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 27, 2022

Tax Account #: **04-1068-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PROMONTORY PROPERTY GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY**

By Virtue of Warranty Deed recorded 6/11/2019 in OR 8109/1649

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:

NONE FOUND OF RECORD

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 04-1068-000

Assessed Value: \$71,757.00

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 #: 04-1068-000

CERTIFICATE #: 2020-1773

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

PROMONTORY PROPERTY GROUP LLC
6223 DENVER AVE
PENSACOLA, FL 32526

PROMONTORY PROPERTY GROUP LLC
5607 CACTUS RD
PENSACOLA, FL 32503

PROMONTORY PROPERTY GROUP LLC
876 SMILEY CT
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 27th 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

May 27, 2022

Tax Account #:04-1068-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**S 1/2 LT 3 ALL LTS 4 5 16 17 & S 30 FT LT 18 BLK 17 PENSACOLA HTS PB 1 P 1 OR 8109 P 1649
SEC 1/13/39/42 1/2S 30/31**

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1068-000(0922-39)

Prepared by and return to:
Promontory Property Group LLC
5607 Cactus Rd
Pensacola, FL 32503

Deed Doc Stamps are \$0.70

WARRANTY DEED

This indenture made on A.D. June 5, 2019, 2015, by **Barbara Diane Peak**,^{*} whose address is: **6223 Denver Ave, Pensacola, FL 32526**, hereinafter called the "grantor", to **Promontory Property Group LLC, a Florida Limited Liability Company**, whose address is: **5607 Cactus Rd, Pensacola, FL 32503**, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

S 1/2 LT 3 ALL ITS 4 S 16 17 & S 30 FT LT 18 BLK 17 DB 561 P 2 OR 39 P371 OR 1676 P 745
PENSACOLA HTS PB 1 P 1 SEC 1/13/39/42 1/2S 30/31, PARCEL ID NO. 421S302101003017,
ESCAMBIA COUNTY PROPERTY APPRAISER'S ACCOUNT NO. 041068000 A/K/A 6223
DENVER AVENUE, PENSACOLA, FL 32526 LOCATED IN ESCAMBIA COUNTY, FLORIDA

XX

Parcel Identification Number: 42-1S-302-10100-3017

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Brandi Palmer

Witness Signature

Print Name: ASultw

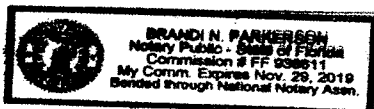
Barbara Diane Peak
Barbara Diane Peak

James W. Peak
James W. Peak

State of **FLORIDA**
County of **ESCAMBIA**

*James W. Peak, husband and wife

Sworn To, Subscribed and Acknowledged before me on **June 5, 2019**, by **Barbara Diane Peak**^{*} who are personally known to me or who have produced a valid driver's license as identification.



Notary Public Brandi Palmer

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01773 of 2020

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:

PROMONTORY PROPERTY GROUP LLC 5607 CACTUS RD PENSACOLA, FL 32503	PROMONTORY PROPERTY GROUP LLC 6223 DENVER AVE PENSACOLA, FL 32526
PROMONTORY PROPERTY GROUP LLC 876 SMILEY CT PENSACOLA, FL 32514	

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 ATCF II FLORIDA-A LLC holder of Tax Certificate No. 01773, issued the 1st day of June, A.D., 2020 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:

S 1/2 LT 3 ALL LTS 4 5 16 17 & S 30 FT LT 18 BLK 17 PENSACOLA HTS PB 1 P 1 OR 8109 P 1649
SEC 1/13/39/42 1/2S 30/31

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041068000 (0922-39)

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

PROMONTORY PROPERTY GROUP LLC

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

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SEC 1/13/39/42 1/2S 30/31

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

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PROMONTORY PROPERTY GROUP LLC

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:

6223 DENVER AVE 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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SEC 1/13/39/42 1/2S 30/31

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041068000 (0922-39)

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PROMONTORY PROPERTY GROUP LLC

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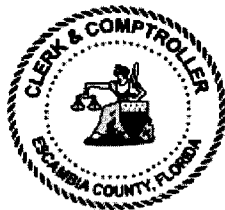
Dated this 15th day of July 2022.

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.

Personal Services:

PROMONTORY PROPERTY GROUP
LLC
5607 CACTUS RD
PENSACOLA, FL 32503

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

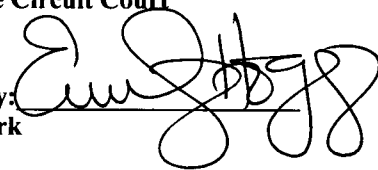
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 041068000 Certificate Number: 001773 of 2020**

**Payor: PROMONTORY PROPERTY GROUP LLC 876 SMILEY CIR PENSACOLA FL 32514
Date 8/2/2022**

Clerk's Check #	511397	Clerk's Total	\$490.20 \$4038.26
Tax Collector Check #	1	Tax Collector's Total	\$3,645.68
		Postage	\$18.54
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,171.42

\$4073.80

**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>**

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 # 2020 TD 001773

Redeemed Date 8/2/2022

Name PROMONTORY PROPERTY GROUP LLC 876 SMILEY CIR PENSACOLA FL 32514

Clerk's Total = TAXDEED	\$490.20	\$ 4038.26
Due Tax Collector = TAXDEED	\$3,645.68	
Postage = TD2	\$18.54	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY
 No Information Available - See Dockets




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

Tax Deed - Redemption Calculator

Account: 041068000 Certificate Number: 001773 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/6/2022"/>	Redemption Date <input type="text" value="8/2/2022"/> 
Months	5	4
Tax Collector	<input type="text" value="\$3,385.52"/>	<input type="text" value="\$3,385.52"/>
Tax Collector Interest	\$253.91	\$203.13
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,645.68	<input type="text" value="\$3,594.90"/> TC
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	\$34.20	\$27.36
Total Clerk	\$490.20	<input type="text" value="\$483.36"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$18.54"/>	<input type="text" value="\$18.54"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,171.42	\$4,113.80
	Repayment Overpayment Refund Amount	\$57.62
Book/Page	<input type="text" value="8768"/>	<input type="text" value="15"/>

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 8768, Page 15, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01773, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **041068000 (0922-39)**

DESCRIPTION OF PROPERTY:

**S 1/2 LT 3 ALL LTS 4 5 16 17 & S 30 FT LT 18 BLK 17 PENSACOLA HTS PB 1 P 1 OR 8109 P 1649
SEC 1/13/39/42 1/2S 30/31**

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: PROMONTORY PROPERTY GROUP LLC

Dated this 2nd day of August 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0922-39

Document Number: ECSO22CIV024570NON

Agency Number: 22-007843

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01773 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PROMONTORY PROPERTY GROUP LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/22/2022 at 9:26 AM and served same at 7:58 PM on 7/25/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 ATCF II FLORIDA-A LLC holder of Tax Certificate No. 01773, issued the 1st day of June, A.D., 2020 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:

S 1/2 LT 3 ALL LTS 4 5 16 17 & S 30 FT LT 18 BLK 17 PENSACOLA HTS PB 1 P 1 OR 8109 P 1649
SEC 1/13/39/42 1/2S 30/31

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041068000 (0922-39)

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

PROMONTORY PROPERTY GROUP LLC

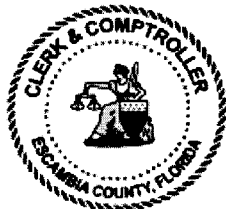
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the 6th day of September 2022.

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:

6223 DENVER AVE 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2022 JUL 22 AM 9:26
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CLERK

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0922-39

Document Number: ECSO22CIV024560NON

Agency Number: 22-007838

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01773 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PROMONTORY PROPERTY GROUP LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

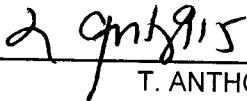
Non-Executed

Received this Writ on 7/22/2022 at 9:25 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for PROMONTORY PROPERTY GROUP LLC , Writ was returned to court UNEXECUTED on 8/2/2022 for the following reason:

PER RESIDENT AT GIVEN ADDRESS, SUBJECT UNKNOWN HERE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

097830

WARNING

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SEC 1/13/39/42 1/2S 30/31

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041068000 (0922-39)

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PROMONTORY PROPERTY GROUP LLC

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:

**PROMONTORY PROPERTY GROUP
LLC**
5607 CACTUS RD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2022 JUL 22 AM 9:25
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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 **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 01773**, issued the **1st** day of **June, A.D., 2020** 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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SEC 1/13/39/42 1/2S 30/31**

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

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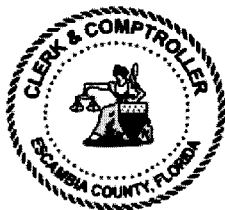
Dated this 15th day of July 2022.

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Personal Services:

**PROMONTORY PROPERTY GROUP
LLC**

**5607 CACTUS RD
PENSACOLA, FL 32503**



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

By:
Emily Hogg
Deputy Clerk

PROMONTORY PROPERTY GROUP
LLC [0922-39]
5607 CACTUS RD
PENSACOLA, FL 32503

9171 9690 0935 0128 3271 09

PROMONTORY PROPERTY GROUP
LLC [0922-39]
6223 DENVER AVE
PENSACOLA, FL 32526

9171 9690 0935 0128 3270 93

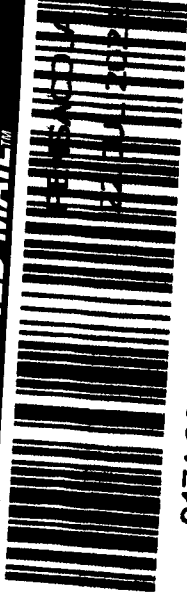
PROMONTORY PROPERTY GROUP
LLC [0922-39]
876 SMILEY CT
PENSACOLA, FL 32514

9171 9690 0935 0128 3270 86

redeemed

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

CERTIFIED MAIL™



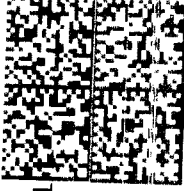
9171 9690 0935 0128 3271 09

PENSACOLA FL 325
12 JUL 2022 PM 1

quadrant
FIRST-CLASS MAIL
IMI

\$006.57⁹

07/22/2022 ZIP 32502
043M31219251



US POSTAGE

PROMONTORY PROPERTY GR NIXIE
LLC [0922-39]
5607 CACTUS RD
PENSACOLA, FL 32503

322 EE 1 0007/27/22

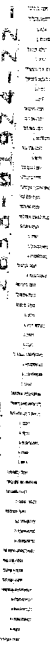
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC 3250258335

3250258335

32638-01924-22-37



CERTIFIED MAIL

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palatka Place, Suite 110

Pensacola, FL 32502

PAID CHILDERS
CLERK & COMPTROLLER
FILED

2022 AUG 22 AM 10:30

ESCAMBIA COUNTY, FL



9171 9690 0935 0128 3270 86

FL 32
PM 1



quodient

FIRST-CLASS MAIL

IMI

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07/22/2022 ZIP 32502
043M31219251

US POSTAGE

7-26

PROMONTORY PROPERTY

LLC [0922-391]

876 SMILEY CT

PENSACOLA, FL 3

UNC

325 825 8333 35

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322 DE 1

0008/18/22

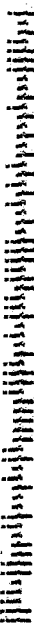
RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

BC: 32582583335

*2638-02118-22-37



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 01773

in the CIRCUIT Court

was published in said newspaper in the issues of

AUGUST 4, 11, 18, 25, 2022

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



Digitally signed by Michael P. Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2022.08.25 09:34:50 -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 09:59:43 -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 ATCF II FLORIDA-A LLC holder of Tax Certificate No. 01773, issued the 1st day of June, A.D., 2020 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 041068000 (0922-39)

The assessment of the said property under the said certificate issued was in the name of PROMONTORY PROPERTY GROUP LLC

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