APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2200266

To: Tax Collector of	ESCAMBIA COUNTY	, Florida
I,		
CITRUS CAPITAL HOLI CITRUS CAPITAL HOLI	•	
PO BOX 54226 NEW ORLEANS, LA 7	701 54-4 226,	

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
09-0752-050	2020/4643	06-01-2020	N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226
•

Applicant's signature

04-21-2022 Application Date

Pa	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	here: Date of sale 01/09/2023 Signature, Clerk of Court or Designee

INSTRUCTIONS + 6.05

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.

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31



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

0123-36

Part 1: Tay Deed	Application Infor	metion					<u> </u>	
CITRUS CAPITAL HOLDINGS, LLC Applicant Name CITRUS CAPITAL HOLDINGS FRO SEC PTY					Application date		Apr 21, 2022	
Property description	NELSON LORNA JOY 3300 DUNAWAY LN			Certificate # Date certificate issued		2020 / 4643		
	PENSACOLA, FL 32526 3300 DUNAWAY RD 09-0752-050 N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/ (Full legal attached.)		06/01/2020					
Part 2: Certificate	es Owned by App	licant an	d Filed wi	th Tax Deed	Applic	ation		
Column 1 Certificate Numbe	Colum	n 2	Co	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2020/4643	06/01/2	020		2,249.57		112.48	2,362.05	
		,			•	→Part 2: Total*	2,362.05	
Part 3: Other Cer	rtificates Redeem	ed by Ap	plicant (O	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate Column 4 Tax Collector's Fe		Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)		
# 2021/3640	06/01/2021		2,355.37		6.25 117.77		2,479.3	
			•			Part 3: Total*	2,479.39	
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)		BOK.			
1. Cost of all certi	ificates in applicant's	possessio	n and other			by applicant Parts 2 + 3 above)	4,841.44	
2. Delinquent tax	es paid by the applic	ent					0.00	
3. Current taxes p	paid by the applicant						2,431.45	
4. Property inform	nation report fee		•				200.00	
5. Tax deed appli	ication fee						175.00	
6. Interest accrue	ed by tax collector une	der s.197.5	542, F.S. (se	ee Tax Collecto	r Instru	ctions, page 2)	0.00	
7.				****	Tota	I Paid (Lines 1-6)	7,647.89	
<u> </u>	nformation is true and				/ inform	ation report fee, ar	d tax collector's fees	
Sign here:	Zo_				De	Escambia, Florid		
	ature, Tax Collector or Des	gnee			Ua	ile <u>Iviay UII, 20</u>	<u></u>	

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

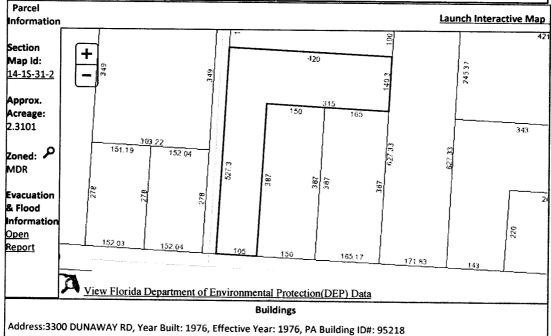
Real Estate Search

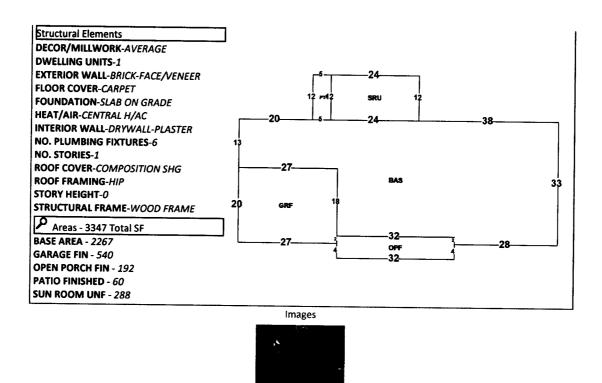
Tangible Property Search

Sale List

Back

Printer Friendly Version General Information Assessments Parcel ID: 1415314302000001 Year **Imprv** Total Cap Val Account: 090752050 2021 \$21,755 \$140,239 \$161,994 \$161,042 **NELSON LORNA JOY** Owners: 2020 \$21,755 \$124,647 \$146,402 \$146,402 Mail: 3300 DUNAWAY LN 2019 \$21,755 \$116,385 \$138,140 \$138,140 PENSACOLA, FL 32526 Situs: 3300 DUNAWAY RD 32526 Disclaimer Use Code: SINGLE FAMILY RESID P **Market Value Breakdown Letter** Taxing **COUNTY MSTU Authority: Tax Estimator** Tax Inquiry: **Open Tax Inquiry Window** Tax Inquiry link courtesy of Scott Lunsford File for New Homestead Exemption Online **Escambia County Tax Collector** Sales Data 2021 Certified Roll Exemptions Official Records None Sale Date Book Page Value Type (New Window) 06/2004 5472 1586 \$100 WD **Legal Description** N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 09/1990 3013 651 \$16,400 QC 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 06/1989 2720 899 \$100 QC B P... 05/1972 2133 521 \$100 WD Official Records Inquiry courtesy of Pam Childers **Extra Features** Escambia County Clerk of the Circuit Court and FRAME BUILDING Comptroller





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.

9/19/2016 12:00:00 AM

Last Updated:05/12/2022 (tc.6886)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022052625 5/20/2022 3:01 PM
OFF REC BK: 8789 PG: 1189 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04643, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (0123-36)

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

LORNA JOY NELSON

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 second Monday in the month of January, which is the 9th day of January 2023.

Dated this 20th day of May 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 TOWN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Recorded in Public Records 1/2/2018 8:53 AM OR Book 7832 Page 1230, Instrument #2018000045, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 11/28/2017 4:00 PM OR Book 7815 Page 967, Instrument #2017092772, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 64559005 E-Filed 11/22/2017 05:17:40 PM

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

CASE NUMBER: 2017 SC 003221

CAPITAL ONE BANK (USA), N.A., Plaintiff,

LORNA NELSON.

Defendant.

DEFAULT FINAL JUDGMENT

THIS CAUSE, having come before the Court for a Pre-Trial Conference and the Court having reviewed the pleadings and being otherwise duly advised in the premises,

FT IS ADJUDGED that Plaintiff, CAPITAL ONE BANK (USA), N.A., 1680 CAPITAL ONE DRIVE, MCLEAN VA 22102, recover from the Defendant(s), LORNA NELSON, 3300 DUNAWAY LN, PENSACOLA FL 32526-9398, The sum of \$1089,66 on principal and \$256.48 for costs for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to RAS LaVrar, LLC, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324, within 45 days from the date of this final judgment, unless the final judgment is satisfied or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete Form 7.343 and return it to RAS LaVrar, LLC

ORDERED in ESCAMBIA County, Florida, this 22 day of 10V . 2017

Copies furnished to:

RAS LaVrar, I.I.C, 1133 S. University Drive, 2nd Floor, Plantation, FL 33324.

LORNA NELSON, 3300 DUNAWAY LN , PENSACOLA FL 32526-9398.

Account No:

File No: 3000659677.001

CERTIFIED RESEATED OPY OF THE ORIGINATION THE OFFICE WITNESS BY HAVING DEFICIAL SEAL CLERK OF THE ORIGINATION OF A COMPTROLLER ESCAMBIA COUNTY, FLORIBA BY:

DATE: 2-22 0.C.

Recorded in Public Records 4/30/2021 12:23 PM OR Book 8520 Page 856, Instrument #2021047531, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

VS.

Case No: CE20052170L Location: 3300 DUNAWAY LN PR #: 141S314302003001

NELSON, LORNA JOY 3300 DUNAWAY LN PENSACOLA, FL 32526

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 11/10/2020.

Itemized Cost

Daily fines\$0.00Fines\$0.00Court Cost\$235.00County Abatement Fees\$0.00Administrative Costs\$0.00Payments\$0.00

DONE AND ORDERED at Escambia County, Florida on

Total: \$235.00

1-27 / 2021

Gregory Farrar Special Magistrate

Office of Environmental Enforcement

BK: 8405 PG: 457 Last Page

BK: 8405 PG: 95 Last Page

Escambia County as the prevailing party against RESPONDENT(S),

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall constitute a lien on ALL YOUR REAL AND PERSONAL PROPERTY including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 10th day of

November, 2020.

Grégory Famar Spécial Magistrate

Office of Environmental Enforcement

CERTIFIED TO BE ATRUE 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 &

DATE

BK: 8405 PG: 456

BK: 8405 PG: 94

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **2/1/2021** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of maintain clean conditions to avoid a repeat violation.

Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$15.00 per day, commencing 2/2/2021. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. YOU ARE REQUIRED, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may efect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs int the amount of \$235.00 are awarded in favor of

Recorded in Public Records 11/16/2020 11;26 AM OR Book 8405 Page 455, Instrument #2020098321, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 11/16/2020 10:45 AM OR Book 8405 Page 93, Instrument #2020098240, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE20052170L LOCATION: 3300 DUNAWAY LN

PR#:

1418314302003001

VS.

NELSON, LORNA JOY 3360 DUNAWAY LN PENSACOLA, FL 32526

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement

Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, Allege (and a well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues:

LDC, Ch. 4, Art. 7, Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

OR BK 5472 PG1587 Escambia County, Florida INSTRUMENT 2004-272708

RCD Aug 09, 2004 04:12 pm Escambia County, Florida

Clerk of the Circuit Court INSTRUMENT 2004-272708

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

| LORNA JOWNELSON |
| LORNA JOWNELSON |
| Surviving Spouse of Henry E. Nelson, Jr. |
| Printed Name |
| Foily Coords |
| Witness |
| Foily Coords |
| Witness |
| Foily Coords |
| Printed Name |
| STATE OF FLORIDA |
| COUNTY OF |
| Combo | A |
| The foregoing instrument was hereby acknowledged before me this | Alst |
| day of |
| State | State |
| State | Stat

Mic

Notary Public
My commission expires: 12-18-06

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title not property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and for their agents, so boundary survey was made at the time of this conveyance.

Prepared by:
William E. Curphey & Assoc.
2605 Enterprise Road, East
Suite 155
Clearwater, Florida 33759

My Commission DD167386 Expires December 18, 2006

OR BK 5472 PG1586 Escambia County, Florida INSTRUMENT 2004-272708

DEED BOC STAMPS PB # ESC CO \$ 0.70 08/09/04 ERNIE LEE MAGAHA, CLERK



After Recording Return to:
Lenders First Choice
\$803 Parkwood Blvd., Ste. 100
Frisco, 1X 75034
After Recording/Policy Dept.

Mail Tax Statements to: Loma Joy Nelson 3300 Dunaway Lane Pensacola, FL 32526

Property Tax ID#: 09-752-050

WARRANTY DEED

This WARRANTY DEED, executed this 21 day of 500 2004, by, LORNA JOY NELSON, a now widowed woman, and surviving spouse of HENRY E. NELSON, JR., deceased, hereinafter called GRANTORS, grant to LORNA JOY NELSON, a widow, whose address is 3300 Dunaway Lane, Pensacola, FL 32526, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTORS" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Escambia County, Florida, viz:

THE NORTH 927 FEET OF THE SOUTH 960 FEET OF THE EAST 420 FEET, LESS THE NORTH 387 FEET OF THE SOUTH 420 FEET OF THE EAST 315 FEET, ALL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

SOURCE OF TITLE: BOOK 2133 PAGE 521 (RECORDED: 10/22/1985)

TAX PARCEL ID#: APN: 09-0752-050 (14-1S-31-4302-000-001)

PROPERTY ADDRESS: 3300 Dunaway Lane, Pensacola, FL 32526

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

Page 1 of 2

PROPERTY INFORMATION REPORT

October 21, 2022 Tax Account #:09-0752-050

LEGAL DESCRIPTION EXHIBIT "A"

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0752-050(0123-36)

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: JAN 9, 2023

TAX ACCOUNT #: 09-0752-050

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.

LORNA JOY NELSON 3300 DUNAWAY LANE PENSACOLA, FL 32526

CERTIFICATE #:

ESCAMBIA COUNTY CODE ENFORCEMENT 3363 W PARK PL PENSACOLA, FL 32505

2020-4643

CAPITAL ONE BANK (USA) NA 1680 CAPITAL ONE DRIVE MCLEAN, VA 22102

Certified and delivered to Escambia County Tax Collector, this 21st day of October, 2022.

PERDIDO TITLE & ABSTRACT, INC.

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

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

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 21, 2022

Tax Account #: 09-0752-050

1. The Grantee(s) of the last deed(s) of record is/are: LORNA JOY NELSON

By Virtue of Warranty Deed recorded 8/9/2004 in OR 5472/1586

- 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. Code Enforcement Order in favor of Escambia County recorded 11/16/2020 OR 8405/455 together with Cost Order recorded 4/30/2021 OR 8520/1056
 - b. Judgment in favor of Capital One Bank (USA) NA recorded 1/2/2018 OR 7832/1230
- **4.** Taxes:

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

Tax Account #: 09-0752-050 Assessed Value: \$161,042.00

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

-	09-0752-050	CERTIFICATE #:	2020-4643
REPORT IS LIMITED	TO THE PERSON(S) EX		RS OR OMISSIONS IN THIS NAME IN THE PROPERTY FORMATION REPORT.
listing of the owner(s) of tax information and a li encumbrances recorded title to said land as liste	of record of the land describ sting and copies of all open in the Official Record Book d on page 2 herein. It is the	n or unsatisfied leases, mortg oks of Escambia County, Flor he responsibility of the party r	ent and delinquent ad valorem
and mineral or any subs	surface rights of any kind cos, boundary line disputes,	or nature; easements, restriction	or in subsequent years; oil, gas ons and covenants of record; ould be disclosed by an accurate
			ament attached, nor is it to be any other form of guarantee or
			he documents attached hereto
Use of the term "Repor	t" herein refers to the Prop	erty information Report and i	ne documents attached hereto.

Michael A. Campbell,

As President

Dated: October 21, 2022

THE ATTACHED REPORT IS ISSUED TO:

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 9, 2023, 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 CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04643, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (0123-36)

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

LORNA JOY NELSON

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 18th day of November 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:

LORNA JOY NELSON 3300 DUNAWAY LN PENSACOLA, FL 32526

COMPTROL TO

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 January 9, 2023, 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 CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04643, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (0123-36)

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

LORNA JOY NELSON

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 18th day of November 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:

3300 DUNAWAY RD 32526



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 January 9, 2023, 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 CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04643, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (0123-36)

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

LORNA JOY NELSON

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 18th day of November 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

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04643 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 24, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LORNA JOY NELSON	CAPITAL ONE BANK (USA) NA
3300 DUNAWAY LN	1680 CAPITAL ONE DRIVE
PENSACOLA, FL 32526	MCLEAN, VA 22102

ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430

PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE

PENSACOLA FL 32505

WITNESS my official seal this 24th day of November 2022.

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 January 9, 2023, 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 CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04643, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (0123-36)

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

LORNA JOY NELSON

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 18th day of November 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:

LORNA JOY NELSON 3300 DUNAWAY LN PENSACOLA, FL 32526

COUNTRO

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 January 9, 2023, 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 CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04643, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (0123-36)

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

LORNA JOY NELSON

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 18th day of November 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:

LORNA JOY NELSON 3300 DUNAWAY LN PENSACOLA, FL 32526

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: EC\$O22CIV039137NON

Agency Number: 23-001440

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04643 2020

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: LORNA JOY NELSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 11/28/2022 at 1:30 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LORNA JOY NELSON , Writ was returned to court UNEXECUTED on 11/30/2022 for the following reason:

PER SON-IN-LAW AT 3300 DUNAWAY LANE, SUBJECT IS DECEASED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

J. CYPRET, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: GBGUY

0123-36

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 9, 2023, 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 CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04643, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (0123-36)

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

LORNA JOY NELSON

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 **second** Monday in the month of January, which is the **9th day of January 2023.**

Dated this 18th day of November 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:

3300 DUNAWAY RD 32526

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 23-001472

0123 - 36

Document Number: ECSO22CIV039141NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04643 2020

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: LORNA JOY NELSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/28/2022 at 1:34 PM and served same at 10:15 AM on 11/30/2022 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. CÝPRÉT, CPS

Service Fee: Receipt No:

\$40.00 BILL

Printed By: LCMITCHE



Home > Tracking > Status History

Status History ?

Tracking	Number	Information
----------	--------	-------------

Meter:

31219251

Mailing Date:

11/23/22 11:35 AM

Tracking Number:

9171969009350128213181

Sender:

OR

Current Status:

Delivered to agent for final

Recipient:

IC:

Class of Mail

delivery FC

Zip Code:

32526

Service:

ERR

City:

BELLVIEW

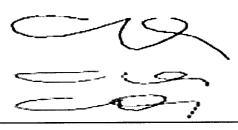
Value

\$0.570

State:

FL

Proof of Delivery



Status Details

▼ Status Date

Fri, 11/25/22, 10:16:00 AM Fri, 11/25/22, 07:49:00 AM

Fri 11/25/22 07-38-00 AM

Status

Delivered to agent for final delivery

Out for Delivery

Arrival at Unit

LORNA JOY NELSON [0123-36] 3300 DUNAWAY LN PENSACOLA, FL 32526

9171 9690 0935 0128 2131 81

1 delivered

CAPITAL ONE BANK (USA) NA [0123-36] 1680 CAPITAL ONE DRIVE MCLEAN, VA 22102

9171 9690 0935 0128 2131 74

ESCAMBIA COUNTY / COUNTY ATTORNEY [0123-36] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

9171 9690 0935 0128 2131 67

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT [0123-36] ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

9171 9690 0935 0128 2131 50

Short served
Short served
Short served
Short served
Short served



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



2022

REAL ESTATE Notice of Ad Valorem and Non-Ad Valorem Assessments

TAXES

SCAN TO PAY ONLINE

IILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06		1415314302000001

PROPERTY ADDRESS: 3300 DUNAWAY RD **EXEMPTIONS:**

NELSON LORNA JOY 3300 DUNAWAY LN PENSACOLA, FL 32526

PRIOR YEAR(S) TAXES OUTSTANDING

20/4643

	<u> </u>	D VALOREM T	AXES		
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY PUBLIC SCHOOLS	6.6165	177,146	0	177,146	1,172.09
BY LOCAL BOARD BY STATE LAW	1.9620 3.3120	199,676 199,676	0	199,676	391.76
WATER MANAGEMENT	0.0261	177,146	0	199,676 177,146	661.33 4.62
SHERIFF M.S.T.U. LIBRARY	0.6850 0.3590	177,146 177,146	0	177,146 177,146	121.35 63.60
ESCAMBIA CHILDRENS TRUST	0.4365	177,146	Ō	177,146	77.32

TOTAL MILLAGE 13.3971

AD VALOREM TAXES \$2 492 07

	TOTAL MILLAGE	10.0071		AD VALUKEI	VI IAXES	\$2,492.07
LEGAL DE	SCRIPTION		NON-AD VALO	REM ASSESSMENT	S	
N 527 30/100 FT OF \$	560 30/100 FT OF E 420 FT	TAXING AUTHOR	ITY	RATE	重要 生物	AMOUNT
OF SW 1/4 OF S	E 1/4 LESS S 387 FT Legal on Tax Roll	FP FIRE PROTECTION	N			125.33
	at EscambiaTax ust be in U.S. funds drawn			ON-AD VALOREM ASSESSED TAXES AND ASSESS		\$125.33 \$2,617.40
If Paid By Please Pay	Dec 31, 2022 2,538.88	Jan 31, 2023 2,565.05	Feb 28, 2023 2,591.23	Mar 31, 2023 2,617.40		

RETAIN FOR YOUR RECORDS

2022 REAL ESTATE TAXES DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER

09-0752-050 PROPERTY ADDRESS

3300 DUNAWAY RD

NELSON LORNA JOY 3300 DUNAWAY LN PENSACOLA, FL 32526 Make checks payable to:

Scott Lunsford, CFC **Escambia County Tax Collector**

P.O. BOX 1312 PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT			
AMOUNT IF PAID BY	Dec 31, 2022 2,538.88		
AMOUNT IF PAID BY	Jan 31, 2023 2,565.05		
AMOUNT IF PAID BY	Feb 28, 2023 2,591.23		
AMOUNT IF PAID BY	Mar 31, 2023 2,617.40		
AMOUNT IF PAID BY			
DO NOT FOLD STAD			

DO NOT FOLD, STAPLE, OR MUTILATE

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: 090752050 Certificate Number: 004643 of 2020

Payor: MELISSA	GATES 3300 DUNAWAY LN PENSACOLA, FL 32526	Date 12/28/2022
----------------	---	------------------------

Clerk's Total \$517.56 5507480642 Clerk's Check # Tax Collector's Total \$8,686.61 Tax Collector Check # \$26.40 Postage \$0.00 Researcher Copies Recording \$10.00 \$7.00 Prep Fee \$9,247.57 Total Received

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
ESCAMBIA COUNTY FLORIDA
INST# 2022122071 12/28/2022 1:33 PM
OFF REC BK: 8909 PG: 1255 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 8789, Page 1189, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04643, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 090752050 (0123-36)

DESCRIPTION OF PROPERTY:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: LORNA JOY NELSON

Dated this 28th day of December 2022.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:



(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 published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being TAX DEED SALE NOTICE in the matter of

DATE - 01-09-2023 - TAX CERTIFICATE #'S 04643

in the

CIRCUIT

Court

was published in said newspaper in the issues of

DECEMBER 8, 15, 22, 29, 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, 0=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2022.12.29 09:12:54 -06'00'

PUBLISHER

Sworn to and subscribed before me this 29TH day of DECEMBER

A.D., 2022

Seather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifar=01410000000181F3C90F20000659C7, cn=Heather Tuttle
Date: 2022.12.29 09:29:08-06'00'

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

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 04643, 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:

N 527 30/100 FT OF S 560 30/100 FT OF E 420 FT OF SW 1/4 OF SE 1/4 LESS S 387 FT OF E 315 FT OR 613/2133 P 767/521 OR 2720 P 899 OR 3013 P 651 OR 5472 P 1586 SEC 14 T1S R31 SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090752050 (0123-36)

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

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 second Monday in the month of January, which is the 9th day of January 2023.

Dated this 23rd day of November 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-12-08-15-22-29-2022