



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

0324-15

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CHARLES R NEILL CHEROKEE PROPERTY HOLDINGS LLC 2730 TRUFIELD DR SUMTER, SC 29153	Application date	Jul 26, 2023
Property description	STURGES ROY D 6973 MOBILE HWY LOT A PENSACOLA, FL 32526 6973 MOBILE HWY A 09-1574-700 BEG AT SW COR OF NE1/4 OF NE1/4 N 90 DEG E ALG S LI OF NE1/4 OF NE1/4 476 21/100 FT N 46 DEG 8 MIN W (Full legal attached.)	Certificate #	2020 / 4763
		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)
# 2020/4763	06/01/2020	517.35	170.73	688.08
→Part 2: Total*				688.08

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)
# 2023/4073	06/01/2023	376.46	6.25	18.82	401.53
# 2022/4031	06/01/2022	364.97	6.25	41.52	412.74
# 2021/3746	06/01/2021	495.73	6.25	104.10	606.08
# 2019/4418	06/01/2019	409.93	6.25	209.24	625.42
# 2018/4611	06/01/2018	410.65	6.25	164.43	581.33
# 2017/4578	06/01/2017	412.47	6.25	197.13	615.85
Part 3: Total*					3,242.95

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)	3,931.03
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	4,306.03

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: Jennifer N. Cassidy Escambia, Florida
Signature, Tax Collector or Designee Date August 7th, 2023

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

+ \$6.25

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>03/06/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SW COR OF NE1/4 OF NE1/4 N 90 DEG E ALG S LI OF NE1/4 OF NE1/4 476 21/100 FT N 46 DEG 8 MIN W 181 10/100 FT FOR POB CONT N 46 DEG 8 MIN W 66 FT N 43 DEG 52 MIN E 174 2/100 FT TO RAW LI MOBILE HWY S 48 DEG 16 MIN 7 SEC E ALG RW 66 FT S 43 DEG 52 MIN W 176 48/100 FT TO POB OR 5273 P 1438

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300511

To: Tax Collector of ESCAMBA COUNTY, Florida

I,
CHARLES R NEILL
CHEROKEE PROPERTY HOLDINGS LLC
2730 TRUFIELD DR
SUMTER, SC 29153,

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
09-1574-700	2020/4763	06-01-2020	BEG AT SW COR OF NE1/4 OF NE1/4 N 90 DEG E ALG S LI OF NE1/4 OF NE1/4 476 21/100 FT N 46 DEG 8 MIN W 181 10/100 FT FOR POB CONT N 46 DEG 8 MIN W 66 FT N 43 DEG 52 MIN E 174 2/100 FT TO R/W LI MOBILE HWY S 48 DEG 16 MIN 7 SEC E ALG R/W 66 FT S 43 DEG 52 MIN W 176 48/100 FT TO POB OR 5273 P 1438

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
CHARLES R NEILL
CHEROKEE PROPERTY HOLDINGS LLC
2730 TRUFIELD DR
SUMTER, SC 29153

07-26-2023
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:	261S311130000007	Year	Land	Imprv	Total	Cap Val
Account:	091574700	2023	\$9,180	\$5,649	\$14,829	\$14,829
Owners:	STURGES ROY D	2022	\$9,180	\$4,695	\$13,875	\$13,875
Mail:	6973 MOBILE HWY LOT A PENSACOLA, FL 32526	2021	\$9,180	\$3,815	\$12,995	\$12,995
Situs:	6973 MOBILE HWY A 32526	Disclaimer				
Use Code:	MOBILE HOME	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data							2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)		None
10/2003	5273	1438	\$17,000	WD			
01/1994	3510	225	\$100	WD			
04/1984	1897	798	\$6,900	WD			
06/1982	1652	487	\$6,900	SC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Legal Description
							BEG AT SW COR OF NE1/4 OF NE1/4 N 90 DEG E ALG S LI OF NE1/4 OF NE1/4 476 21/100 FT N 46 DEG 8 MIN W 181 10/100...
							Extra Features
							None

Parcel Information
Launch Interactive Map

Section Map Id:
26-15-31-1

Approx. Acreage:
0.2583

Zoned:
LDR
LDR


Evacuation & Flood Information
[Open Report](#)

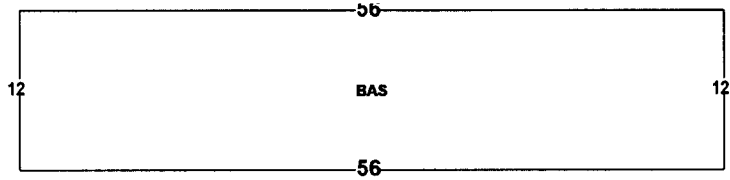
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings
Address: 6973 MOBILE HWY A, Year Built: 1980, Effective Year: 1980, PA Building ID#: 128364

Structural Elements

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

 **Areas - 672 Total SF**
BASE AREA - 672



Images



12/2/2019 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.



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 #: 09-1574-700 CERTIFICATE #: 2020-4763

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: December 5, 2003 to and including December 5, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 28, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 28, 2023

Tax Account #: **09-1574-700**

1. The Grantee(s) of the last deed(s) of record is/are: **ROY DEAN STURGES**
By Virtue of Warranty Deed recorded 10/27/2003 in OR 5273/1438

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. **NONE**

4. Taxes:

Taxes for the year(s) 2016-2022 are delinquent.
Tax Account #: 09-1574-700
Assessed Value: \$14,829.00
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: _____ **MAR 6, 2024** _____
TAX ACCOUNT #: _____ **09-1574-700** _____
CERTIFICATE #: _____ **2020-4763** _____

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>2023</u> tax year. |

ROY D STURGES AKA ROY DEAN STURGES
6973 MOBILE HWY LOT A
PENSACOLA, FL 32526

ROY DEAN STURGES
6975 MOBILE HWY
PENSACOLA, FL 32516

Certified and delivered to Escambia County Tax Collector, this 28th day of December, 2023.

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

December 28, 2023

Tax Account #:09-1574-700

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SW COR OF NE1/4 OF NE1/4 N 90 DEG E ALG S LI OF NE1/4 OF NE1/4 476 21/100 FT N 46 DEG 8 MIN W 181 10/100 FT FOR POB CONT N 46 DEG 8 MIN W 66 FT N 43 DEG 52 MIN E 174 2/100 FT TO R/W LI MOBILE HWY S 48 DEG 16 MIN 7 SEC E ALG R/W 66 FT S 43 DEG 52 MIN W 176 48/100 FT TO POB OR 5273 P 1438

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1574-700(0324-15)

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

119 W
M 511
10/27

OR BK 5273 PG1438
Escambia County, Florida
INSTRUMENT 2003-165308

DEED DOC STAMPS PD & ESC CO \$ 119.00
10/27/03 ENNIE LEE HAGANA, CLERK

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 27 day of October 2003, by and between J.T.A. LOWERY and ROSALEE LOWERY, hereinafter called the Grantors, to ROY DEAN STURGES, hereinafter called the Grantee,

WITNESSETH

That the Grantors, for and in consideration of the sum of TEN DOLLARS(\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto the Grantee, all that certain land situate in Escambia County, State of Florida, to wit:

Commencing at the Southwest corner of the Northeast ¼ of the Northeast ¼ of Section 26, Township 1 South, Range 31 West, thence run N 90°00' E along the South line of said Northeast ¼ of the Northeast ¼ for 476.21 feet, thence run N 46°08' W for 181.10 feet to the point of beginning, thence continue N 46°08' W for 66.00 feet, thence run N 43°52' E for 174.02 feet to the right-of-way line of Mobile Highway, thence run S 48°16'07" E along said right-of-way for 66.00 feet, thence run S 43°52' W for 176.48 feet to the point of beginning.

Parcel ID# 26 1S 31 1130 000 007

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

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

AND the Grantors hereby covenants with the 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; that the Grantors fully warrant the title to said land and will defend the same against the lawful claim of all persons whomsoever; and that said land is free of all encumbrances.

WARRANTY DEED-Page Two

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-165308

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence

Dawn O'Brien
Dawn O'Brien

Mary Curtis
Mary Curtis

J.T.A. Lowery
J.T.A. LOWERY

Rosalee Lowery
ROSALEE LOWERY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 27th day of October 2003, by J.T.A. LOWERY, who produced identification of MILITARY ID 261366290, and Rosalee Lowery, who produced identification of Fdl L610-739-29-730-D, and did not take an oath.

Kristine R. Upshaw
Notary Public

Kristine R. Upshaw
Notary Public, State of Florida
My Comm. Expires November 3, 2006
Comm. No. DD 162543

Prepared By:
J.T.A. Lowery
485 Crowndale Ct
Cantonment, FL 32533
Return to:
Roy Dean Sturges
6975 Mobile Hwy
Pensacola, FL 32516

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 04763 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ROY D STURGES	ROY DEAN STURGES
6973 MOBILE HWY LOT A	6975 MOBILE HWY
PENSACOLA, FL 32526	PENSACOLA FL 32516

WITNESS my official seal this 18th day of January 2024.



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 March 6, 2024, 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 **CHEROKEE PROPERTY HOLDINGS LLC** holder of **Tax Certificate No. 04763**, 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:

BEG AT SW COR OF NE1/4 OF NE1/4 N 90 DEG E ALG S LI OF NE1/4 OF NE1/4 476 21/100 FT N 46 DEG 8 MIN W 181 10/100 FT FOR POB CONT N 46 DEG 8 MIN W 66 FT N 43 DEG 52 MIN E 174 2/100 FT TO R/W LI MOBILE HWY S 48 DEG 16 MIN 7 SEC E ALG R/W 66 FT S 43 DEG 52 MIN W 176 48/100 FT TO POB OR 5273 P 1438

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091574700 (0324-15)

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

ROY D STURGES

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** Wednesday in the month of March, which is the **6th** day of **March 2024**.

Dated this 12th day of January 2024.

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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Post Property:

6973 MOBILE HWY A 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

ROY D STURGES
6973 MOBILE HWY LOT A
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0324-15

Document Number: ECSO24CIV002630NON

Agency Number: 24-003015

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04763 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ROY D STURGES

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:50 AM and served same at 9:57 AM on 1/22/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 
J. CARNLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

003015

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BEG AT SW COR OF NE1/4 OF NE1/4 N 90 DEG E ALG S LI OF NE1/4 OF NE1/4 476 21/100 FT N 46 DEG 8 MIN W 181 10/100 FT FOR POB CONT N 46 DEG 8 MIN W 66 FT N 43 DEG 52 MIN E 174 2/100 FT TO R/W LI MOBILE HWY S 48 DEG 16 MIN 7 SEC E ALG R/W 66 FT S 43 DEG 52 MIN W 176 48/100 FT TO POB OR 5273 P 1438

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091574700 (0324-15)

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

ROY D STURGES

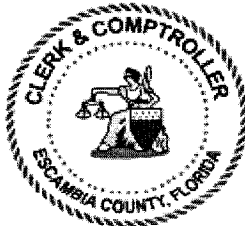
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **6th** day of **March 2024**.

Dated this 12th day of January 2024.

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:

6973 MOBILE HWY A 32526



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
JAN 15 2024

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0324-15

Document Number: ECSO24CIV002631NON

Agency Number: 24-003016

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04763 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ROY D STURGES

Defendant:

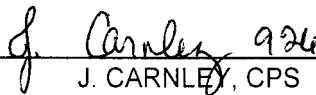
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 1/19/2024 at 8:50 AM and served same on ROY D STURGES , at 4:33 PM on 1/22/2024 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 926
J. CARNLEY, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: MRM

003016

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 March 6, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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SECTION 26, TOWNSHIP 1 S, RANGE 31 W

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Dated this 12th day of January 2024.

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Personal Services:

ROY D STURGES
6973 MOBILE HWY LOT A
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ROY D STURGES [0324-15]
6973 MOBILE HWY LOT A
PENSACOLA, FL 32526

9171 9690 0935 0128 0670 12

ROY DEAN STURGES [0324-15]
6975 MOBILE HWY
PENSACOLA FL 32516

9171 9690 0935 0128 0670 29

Contact



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2023

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-1574-700	06		2615311130000007

STURGES ROY D
6973 MOBILE HWY LOT A
PENSACOLA, FL 32526

PROPERTY ADDRESS:
6973 MOBILE HWY A

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

20 / 4763

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	14,829	0	14,829	98.12	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.9620	14,829	0	14,829	29.09	
BY STATE LAW	3.1820	14,829	0	14,829	47.19	
WATER MANAGEMENT	0.0234	14,829	0	14,829	0.35	
SHERIFF	0.6850	14,829	0	14,829	10.16	
M.S.T.U. LIBRARY	0.3590	14,829	0	14,829	5.32	
ESCAMBIA CHILDRENS TRUST	0.4365	14,829	0	14,829	6.47	
TOTAL MILLAGE 13.2644					AD VALOREM TAXES	\$196.70

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT SW COR OF NE1/4 OF NE1/4 N 90 DEG E ALG S LI OF NE1/4 OF NE1/4 476 21/100 See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
	NON-AD VALOREM ASSESSMENTS		\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$322.03

If Paid By Please Pay	Feb 29, 2024 \$318.81	Mar 31, 2024 \$322.03			
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RETAIN FOR YOUR RECORDS

2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

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	Feb 29, 2024 318.81
AMOUNT IF PAID BY	Mar 31, 2024 322.03
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
09-1574-700
PROPERTY ADDRESS
6973 MOBILE HWY A

STURGES ROY D
6973 MOBILE HWY LOT A
PENSACOLA, FL 32526



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 – 03-06-2024 – TAX CERTIFICATE #'S 04763

in the CIRCUIT Court

was published in said newspaper in the issues of

FEBRUARY 1, 8, 15, 22, 2024

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=A01410D0000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2024.02.22 12:47:23 -06'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of FEBRUARY
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.02.22 12:50:33 -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 CHEROKEE PROPERTY HOLDINGS LLC holder of Tax Certificate No. 04763, 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 091574700 (0324-15)

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

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 Wednesday in the month of March, which is the 6th day of March 2024.

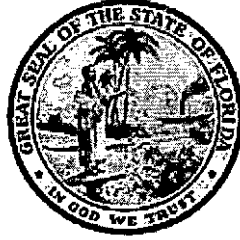
Dated this 18th day of January 2024.

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-02-01-08-15-22-2024

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: 091574700 Certificate Number: 004763 of 2020**

Payor: ROY STRUGES 6973 MOBILE HWY LOT A PENSACOLA, FL 32526 Date 3/5/2024

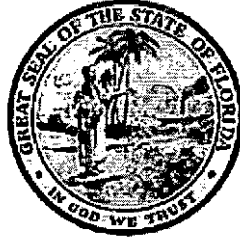
Clerk's Check #	5508370659	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$4,829.00
		Postage	\$14.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,371.52

**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
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 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 004763
 Redeemed Date 3/5/2024**

Name ROY STRUGES 6973 MOBILE HWY LOT A PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$4,829.00
Postage = TD2	\$14.80
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
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 091574700 Certificate Number: 004763 of 2020

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/6/2024"/>	Redemption Date <input type="text" value="3/5/2024"/>
Months	8	8
Tax Collector	<input type="text" value="\$4,306.03"/>	<input type="text" value="\$4,306.03"/>
Tax Collector Interest	\$516.72	\$516.72
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,829.00	<u>\$4,829.00</u> 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	\$54.72	\$54.72
Total Clerk	\$510.72	<u>\$510.72</u> 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="\$14.80"/>	<input type="text" value="\$14.80"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,371.52	\$5,371.52
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	<input type="text" value="9028"/>	<input type="text" value="393"/>

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 9028, Page 393, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04763, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 091574700 (0324-15)

DESCRIPTION OF PROPERTY:

BEG AT SW COR OF NE1/4 OF NE1/4 N 90 DEG E ALG S LI OF NE1/4 OF NE1/4 476 21/100 FT N 46
DEG 8 MIN W 181 10/100 FT FOR POB CONT N 46 DEG 8 MIN W 66 FT N 43 DEG 52 MIN E 174
2/100 FT TO R/W LI MOBILE HWY S 48 DEG 16 MIN 7 SEC E ALG R/W 66 FT S 43 DEG 52 MIN W
176 48/100 FT TO POB OR 5273 P 1438

SECTION 26, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: ROY D STURGES

Dated this 5th day of March 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk