

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200600

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

MB INVESTMENT TRUST FBO MARIA BAYLISS
43852 RIVERPOINT DR.
LEESBURG, VA 20176,

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
09-4516-800	2020/5173	06-01-2020	BEG AT SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT 150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780

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
MB INVESTMENT TRUST FBO MARIA BAYLISS
43852 RIVERPOINT DR.
LEESBURG, VA 20176

08-14-2022
Application Date

Applicant's signature

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>05/03/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

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 SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT 150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780



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

0523-10

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	MB INVESTMENT TRUST FBO MARIA BAYLISS 43852 RIVERPOINT DR. LEESBURG, VA 20176		Application date	Aug 14, 2022	
Property description	IWATA HISAKO TRUSTEE FOR IWATA HISAKO LIVING TRUST P O Box 4041 PENSACOLA, FL 32507 MIER HENRY RD 09-4516-800 BEG AT SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 31 (Full legal attached.)		Certificate #	2020 / 5173	
			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)	
# 2020/5173	06/01/2020	133.74	6.69	140.43	
# 2021/4095	06/01/2021	116.77	5.84	122.61	
→ Part 2: Total*				263.04	
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)
# 2022/4408	06/01/2022	92.10	6.25	4.61	102.96
# 2019/4827	06/01/2019	173.20	6.25	68.96	248.41
# 2018/5031	06/01/2018	175.98	6.25	69.18	251.41
# 2017/5009	06/01/2017	178.20	6.25	135.65	320.10
Part 3: Total*					922.88
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)					1,185.92
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)					1,560.92
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> Signature, Tax Collector or Designee			Escambia, Florida Date <u>August 18th, 2022</u>		

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



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:	2025313101026005	Year	Land	Imprv	Total	Cap Val
Account:	094516800	2022	\$3,000	\$0	\$3,000	\$3,000
Owners:	IWATA HISAKO TRUSTEE FOR IWATA HISAKO LIVING TRUST	2021	\$3,000	\$0	\$3,000	\$3,000
Mail:	P O Box 4041 PENSACOLA, FL 32507	2020	\$3,000	\$0	\$3,000	\$3,000
Situs:	MIER HENRY RD 32506	Disclaimer				
Use Code:	VACANT RESIDENTIAL	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						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
03/2007	6115	780	\$100	WD		Legal Description	
03/1980	1425	811	\$5,000	WD		BEG AT SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR...	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information

Section Map Id:
20-25-31-2

Approx. Acreage:
0.3488

Zoned: LDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

Buildings

Images

None

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

Last Updated:08/22/2022 (tc 1156)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST FBO MARIA BAYLISS** holder of **Tax Certificate No. 05173**, 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 SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT 150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094516800 (0523-10)

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

IWATA HISAKO TRUSTEE

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 May, which is the **3rd day of May 2023**.

Dated this 13th day of October 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

WARRANTY DEED

THIS WARRANTY DEED MADE ON March 29, 2007 BY: GRANTOR(S): HISAKO IWATA, an unmarried woman, whose physical address is 7931 Chesterfield Road, Pensacola, FL 32506, (hereinafter Grantors); and GRANTEE(S): HISAKO IWATA, Trustee, or her successors in trust, under the HISAKO IWATA LIVING TRUST, dated April 15, 2005 and any amendments thereto (hereinafter Grantee). (Wherever used herein the term "Grantor" 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).

WITNESSETH: That the Grantor(s), for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the Grantee, the following described land situate and lying and being in the County of Escambia, State of Florida, to wit:

PARCEL 1 Commence at the Southeast corner of Block 12, Second Addition to Forte Estates, according to plat recorded in Plat Book 6, page 63 of the public records of Escambia County, Florida; thence N 89 degrees 50'W along the South line of said Block 12 a distance of 313.3' for the point of beginning; thence continue along same course a distance of 100.0'; thence 90 degrees left a distance of 150.0' thence 90 degrees left a distance of 100.0 feet; thence 90 degrees left a distance of 150.0 feet to the point of beginning.

THIS CONVEYANCE IS MADE SUBJECT TO all easements, setback line requirements, reservations and restrictions and any Vendors Lien(s) which are of public record in the Office of the Judge of Probate of Escambia County, Florida.

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

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

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is/are lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawful authority to sell and convey said land; that the Grantor(s) hereby fully warrant(s) 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, 1999.

THE GRANTOR(S) herein grant(s) full power and authority by this deed to the Trustee(s), and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; further, without in any way limiting or altering the foregoing, said Trustee(s) is/are granted full power either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument. All persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

The grantee trust contains the following language which addresses homestead exemption requirements of Florida Law: Furthermore, the Trustor(s) reserve the right to reside upon any real property placed in this trust as the Trustor(s)' permanent residence during the Trustor(s)' life, it being the intent of this provision to retain for the Trustor(s) the requisite beneficial interest and possessory right in and to such real property to comply with Section 196.041 of the Florida Statutes such that said beneficiary interest and possessory right constitute in all respects, "equitable title to real estate" as that term is used Section 6, Article VII, of the Constitution of the State of Florida. Notwithstanding anything contained in this Trust inconsistent with this provision, the Trustor(s) interest in any real property in which the Trustor(s) reside pursuant to the provision of this trust shall be deemed to be an interest in real property and not personally and shall be homestead of the Trustor(s).

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), his, her, or their successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell land convey the same as aforesaid; that I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE(S), his, her, or their successors and assigns forever, against the lawful claims of all persons. IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written. Signed, sealed and delivered in our presence:

Daniel Iwata
Witness

Shannon C. Thomas
Witness

Hisako Iwata
HISAKO IWATA

Daniel Iwata
Printed Witness Name

Shannon C. Thomas
Printed Witness Name

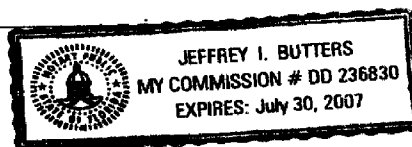
STATE OF Florida, COUNTRY OF Escambia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared HISAKO IWATA, Grantor(s), who is/are either personally known to me or produced FL Drivers License as identification, and who executed the foregoing instrument, and acknowledged before me that he/she/they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this on March 29, 2007

Jeffrey I. Butters
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: July 30, 2007



PROPERTY INFORMATION REPORT

February 20, 2023

Tax Account #:09-4516-800

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S
LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT
150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780**

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4516-800(0523-10)

**ABTRACTOR'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: APR 3, 2023

TAX ACCOUNT #: 09-4516-800

CERTIFICATE #: 2020-5173

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>2022</u> tax year.

HISAKO IWATA, TRUSTEE, OR HER SUCCESSORS IN TRUST,
UNDER THE HISAKO IWATA LIVING TRUST, DATED APRIL 15, 2005
POBOX 4041
PENSACOLA, FL 32507

HISAKO IWATA
7931 CHESTERFIELD RD
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 21st day of January, 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

February 20, 2023

Tax Account #: **09-4516-800**

1. The Grantee(s) of the last deed(s) of record is/are: **HISAKO IWATA, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE HISAKO IWATA LIVING TRUST, DATED APRIL 15,2005**

By Virtue of Warranty Deed recorded 3/29/2007 in OR 6115/780

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) 2016-2021 are delinquent.

Tax Account #: 09-4516-800

Assessed Value: \$3,000.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-4516-800 CERTIFICATE #: 2020-5173

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: February 08, 2003 to and including February 08, 2023 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: February 20, 2023

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 May 3, 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 **MB INVESTMENT TRUST FBO MARIA BAYLISS** holder of **Tax Certificate No. 05173**, 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 SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT 150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094516800 (0523-10)

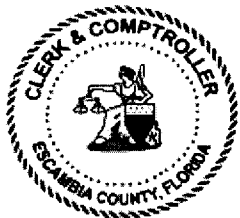
The assessment of the said property under the said certificate issued was in the name of

HISAKO IWATA TRUSTEE

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 May, which is the **3rd day of May 2023**.

Dated this 9th day of March 2023.

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

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05173 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HISAKO IWATA TRUSTEE	HISAKO IWATA
HISAKO IWATA LIVING TRUST	7931 CHESTERFIELD RD
P O Box 4041	PENSACOLA, FL 32506
PENSACOLA, FL 32507	

WITNESS my official seal this 16th day of March 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

CERTIFIED MAIL™

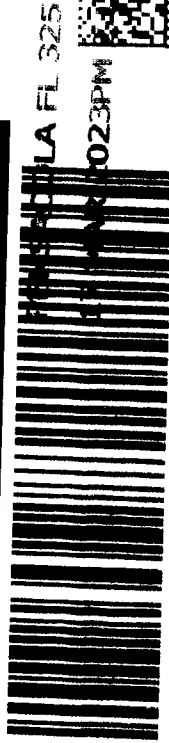
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0128 2202 19

PENSACOLA FL 325

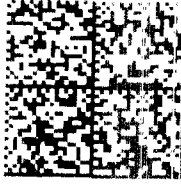
17 MAR 2023 PM

quadrant

FIRST-CLASS MAIL
IMI

\$006.85

06172003 22 10552
043M219254



US POSTAGE

HISAKO IWATA [0523-10]
7931 CHESTERFIELD RD
PENSACOLA, FL 32506

UTFK1: 9400920238

UTF

3250225833
3250645513

NIXIE

322 PE 1

0003/22/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 32502583335 *2087-06302-17-41



Tracking Number:

9171969009350128220202


 Copy  Add to Informed Delivery

Latest Update

Your item was picked up at the post office at 1:58 pm on March 20, 2023 in PENSACOLA, FL 32507.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

 **Delivered**
Delivered, Individual Picked Up at Post Office
PENSACOLA, FL 32507
March 20, 2023, 1:58 pm
[See All Tracking History](#)

Text & Email Updates 

Return Receipt Electronic 

USPS Tracking Plus® 

HISAKO IWATA TRUSTEE [0523-10]
HISAKO IWATA LIVING TRUST
P O Box 4041
PENSACOLA, FL 32507

9171 9690 0935 0128 2202 02

✓ delivered

HISAKO IWATA [0523-10]
7931 CHESTERFIELD RD
PENSACOLA, FL 32506

9171 9690 0935 0128 2202 19

RTN
unable to forward



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2022

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
09-4516-800	06		202S313101026005

IWATA HISAKO TRUSTEE
FOR IWATA HISAKO LIVING TRUST
P O Box 4041
PENSACOLA, FL 32507

PROPERTY ADDRESS:
MIER HENRY RD

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

20/05173

AD VALOREM TAXES

TAXING AUTHORITY					
COUNTY	6.6165	3,000	0	3,000	19.85
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	3,000	0	3,000	5.89
BY STATE LAW	3.3120	3,000	0	3,000	9.94
WATER MANAGEMENT	0.0261	3,000	0	3,000	0.08
SHERIFF	0.6850	3,000	0	3,000	2.06
M.S.T.U. LIBRARY	0.3590	3,000	0	3,000	1.08
ESCAMBIA CHILDRENS TRUST	0.4365	3,000	0	3,000	1.31

TOTAL MILLAGE 13.3971

AD VALOREM TAXES \$40.21

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

BEG AT SE COR OF BLK 12 2ND ADDN FORTE
ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG
See Additional Legal on Tax Roll

FP FIRE PROTECTION

15.03

NON-AD VALOREM ASSESSMENTS \$15.03

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS

\$55.24

If Received By Please Pay	Apr 28, 2023 \$56.90	May 31, 2023 \$91.90			
------------------------------	-------------------------	-------------------------	--	--	--

RETAIN FOR YOUR RECORDS

2022 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 **Apr 28, 2023**
56.90

AMOUNT IF PAID BY **May 31, 2023**
91.90

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

09-4516-800

PROPERTY ADDRESS

MIER HENRY RD

IWATA HISAKO TRUSTEE
FOR IWATA HISAKO LIVING TRUST
P O Box 4041
PENSACOLA, FL 32507

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 05-03-2023 – TAX CERTIFICATE #'S 05173

in the CIRCUIT Court

was published in said newspaper in the issues of

MARCH 30 & APRIL 6, 13, 20, 2023

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: 2023.04.20 12:52:51 -05'00'

PUBLISHER

Sworn to and subscribed before me this 20TH day of APRIL
A.D., 2023



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle
Date: 2023.04.20 13:41:57 -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 MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05173, 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 SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT 150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780 SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094516800 (0523-10)

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

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 May, which is the 3rd day of May 2023.

Dated this 16th day of March 2023.

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-03-30-04-06-13-20-2023

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
 High Bid Tax Deed Sale**

**Cert # 005173 of 2020 Date 5/3/2023
 Name ROBERT JOHNSON**

Cash Summary

Cash Deposit \$200.00
 Total Check \$2,964.20
 Grand Total \$3,164.20

Purchase Price (high bid amount) \$3,100.00
 + adv recording deed \$10.00
 + adv doc. stamps deed \$21.70
 + Adv Recording For Mailing \$18.50

Total Check \$2,964.20
 Adv Recording Deed \$10.00
 Adv Doc. Stamps \$21.70

Opening Bid Amount \$2,407.36
 - postage \$13.76
 - Researcher Copies \$0.00

Postage \$13.76
 Researcher Copies \$0.00

- Homestead Exempt \$0.00

Adv Recording Mail Cert \$18.50

=Registry of Court \$2,393.60
 Purchase Price (high bid) \$3,100.00
 -Registry of Court \$2,393.60
 -advance recording (for mail certificate) \$18.50
 -postage \$13.76
 -Researcher Copies \$0.00
 = Overbid Amount \$692.64

Clerk's Prep Fee \$14.00
 Registry of Court \$2,393.60
 Overbid Amount \$692.64

PAM CHILDERS
 Clerk of the Circuit Court

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 005173
 Sold Date 5/3/2023
 Name ROBERT JOHNSON**

RegistryOfCourtT = TAXDEED	\$2,393.60
overbidamount = TAXDEED	\$692.64
PostageT = TD2	\$13.76
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$21.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc
6/1/2020	0101	CASE FILED 06/01/2020 CASE NUMBER 2020 TD 005173
8/22/2022	TD83	TAX COLLECTOR CERTIFICATION
8/22/2022	TD84	PA'S INFO
8/22/2022	RECEIPT	PAYMENT \$456.00 RECEIPT #2022063037
10/14/2022	TD84	NOTICE OF TDA
2/27/2023	TD82	PROPERTY INFORMATION REPORT
3/21/2023	TD81	CERTIFICATE OF MAILING
4/6/2023	CheckVoided	CHECK (CHECKID 126022) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507
4/6/2023	CheckMailed	CHECK PRINTED: CHECK # 900035220 -- REGISTRY CHECK
4/14/2023	TD84	CERT MAIL TRACKING AND RETURNED MAIL
4/24/2023	TD84	2022 TAXES
5/3/2023	TD84	PROOF OF PUBLICATION



FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
8/22/2022 9:54:20 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
8/22/2022 9:54:22 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
8/22/2022 9:54:20 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
8/22/2022 9:54:23 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
8/22/2022 9:55:34 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
-------------	---------------	---------------	-------------	-------------	--------------

8/22/2022 9:57:01 AM	2022063037	MB INVESTMENT TRUST FBO MARIA BAYLISS	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

Cashier	Date	Type	TransactionID	TransactionName	Name	Amount	Status
4/6/2023 3:55:43 PM		Check (outgoing)	101779528	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900035220 CLEARED ON 4/6/2023
8/22/2022 9:57:01 AM		Deposit	101715717	MB INVESTMENT TRUST FBO MARIA BAYLISS		320.00	Deposit
		Deposited		Used		Balance	
		320.00		12,800.00		-12,480.00	

66667

Robert Johnson

\$ 3,100.00

Deposit
\$ 200.00

Auction Results Report

Edit Name on Title



** Doc stamps for tax deer

at 11:00 AM CT on the followin



Name on Title

Custom Fields

Style

Sale Date Case ID Parc

Case Number: 2020 TD 005173

Result Date: 05/03/2023

Title Information:

Name:

Interlock, LLC

Address1:

6743 Pat Brown Rd

Address2:

City:

Milton

State:

FL

Zip:

32570

Cancel

Update

<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00578	213S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00548	352S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00519	202S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00519	202S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00519	202S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00517	202S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00486	012S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00461	131S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00443	592S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00343	332S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00330	182S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00324	172S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00302	172S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00276	152S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00234	092S3
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00168	351S309002
<input checked="" type="checkbox"/>	05/03/2023	2020 TD 00128	241S30160C

77728

\$1,900.00

\$200.00

\$1,700.00

\$0.00

\$42.50

\$0.00

\$0.00

\$13.30

\$1,755.80

01685 Ke

73041

\$4,800.00

\$240.00

\$4,560.00

\$0.00

\$42.50

\$0.00

\$33.60

\$4,636.10

01280 JN

PR	Doc **	Total	Certificate	
3	Stamps	Due	Number	
0.00	\$11.20	\$53.70	05788	
0.00	\$16.10	\$2,158.60	05484	Fe
0.00	\$15.40	\$2,057.90	05193	Jc
0.00	\$14.70	\$57.20	05192	
0.00	\$15.40	\$57.90	05191	
0.00	\$21.70	\$2,964.20	05173	Int
0.00	\$88.90	\$12,196.40	04869	Cl
0.00	\$35.70	\$4,923.20	04615	JN
0.00	\$179.90	\$24,637.40	04439	W
0.00	\$28.00	\$3,870.50	03438	St
0.00	\$22.40	\$64.90	03300	
0.00	\$32.20	\$4,444.70	03246	Fr
0.00	\$29.40	\$4,061.90	03029	Fr
0.00	\$64.40	\$8,846.90	02760	Ju
0.00	\$46.20	\$6,358.70	02341	Al
0.00	\$13.30	\$1,755.80	01685	Ke
0.00	\$33.60	\$4,636.10	01280	JN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 05173 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HISAKO IWATA TRUSTEE	HISAKO IWATA
HISAKO IWATA LIVING TRUST	7931 CHESTERFIELD RD
P O Box 4041	PENSACOLA, FL 32506
PENSACOLA, FL 32507	

WITNESS my official seal this 16th day of March 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 05-03-2023 – TAX CERTIFICATE #'S 05173

in the CIRCUIT Court
was published in said newspaper in the issues of

MARCH 30 & APRIL 6, 13, 20, 2023

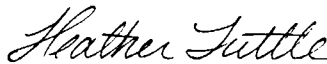
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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: 2023.04.20 12:52:51 -05'00'

PUBLISHER

Sworn to and subscribed before me this 20TH day of APRIL
A.D., 2023



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle
Date: 2023.04.20 13:41:57 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05173, 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 SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT 150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780 SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094516800 (0523-10)

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

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 May, which is the 3rd day of May 2023.

Dated this 16th day of March 2023.

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-03-30-04-06-13-20-2023

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037663 5/11/2023 1:51 PM
OFF REC BK: 8975 PG: 1549 Doc Type: TXD
Recording \$10.00 Deed Stamps \$21.70

Tax deed file number 0523-10

Parcel ID number 202S313101026005

TAX DEED

Escambia County, Florida

for official use only


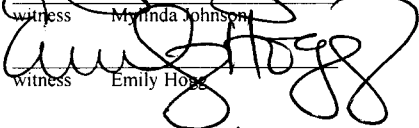
Tax Certificate numbered 05173 issued on June 1, 2020 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of May 2023, the land was offered for sale. It was sold to **INTERLOCK LLC**, 6743 PAT BROWN RD MILTON FL 32570, who was the highest bidder and has paid the sum of the bid as required by law.

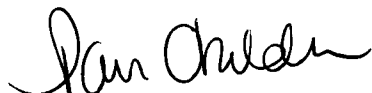
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

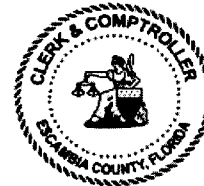
Description of lands: BEG AT SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT 150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780 SECTION 20, TOWNSHIP 2 S, RANGE 31 W

**** Property previously assessed to: HISAKO IWATA TRUSTEE**

On 3rd day of May 2023, in Escambia County, Florida, for the sum of (\$3,100.00) THREE THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

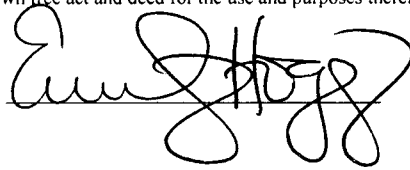

witness Myrinda Johnson

witness Emily Hogg


Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 3rd day of May, 2023, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid





Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

HISAKO IWATA TRUSTEE
HISAKO IWATA LIVING TRUST
P O Box 4041
PENSACOLA, FL 32507

Tax Deed File # 0523-10
Certificate # 05173 of 2020
Account # 094516800

Property legal description:

BEG AT SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT 150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **May 3, 2023**, and a surplus of **\$664.75** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

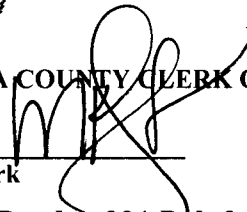
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 16th day of May 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1760 81
0135



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

HISAKO IWATA
7931 CHESTERFIELD RD
PENSACOLA, FL 32506

Tax Deed File # 0523-10
Certificate # 05173 of 2020
Account # 094516800

Property legal description:

BEG AT SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT 150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **May 3, 2023**, and a surplus of **\$664.75** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 16th day of May 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1760 98

[illegible]

Corrective OR Book 8975 P 1549

*add notary seal

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023040108 5/18/2023 10:50 AM
OFF REC BK: 8979 PG: 1653 Doc Type: CTXD
Recording \$10.00

Tax deed file number 0523-10

Parcel ID number 202S313101026005

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 05173 issued on June 1, 2020 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of May 2023, the land was offered for sale. It was sold to INTERLOCK LLC, 6743 PAT BROWN RD MILTON FL 32570, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: BEG AT SE COR OF BLK 12 2ND ADDN FORTE ESTATES PB6 P 63 TH N 89 DEG 50 FT W ALG S LI OF SD BLK 12 313 3/100 FT FOR POB TH CONT ALG SAME COURSE 100 FT TH 90 DEG LEFT 150 FT TH 90 DEG LEFT 100 FT TH 90 DEG LEFT 150 FT TO POB OR 1425 P 811 OR 6115 P 780 SECTION 20, TOWNSHIP 2 S, RANGE 31 W

** Property previously assessed to: HISAKO IWATA TRUSTEE

On 3rd day of May 2023, in Escambia County, Florida, for the sum of (\$3,100.00) THREE THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

witness Mylinda Johnson
witness Emily Hogg

Pam Childers
Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 3rd day of May, 2023, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and
acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Emily Hogg



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

CERTIFIED MAIL™

Pam Childers

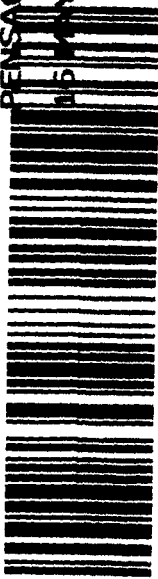
Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PENSACOLA FL 325



MAY 31 2023 23PM 1

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FIRST-CLASS MAIL

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS

MAY 32 A 11: 20

FLORIDA COUNTY, FL

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NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

YAKO IWATA

11 CHESTERFIELD RD

NSACOLA, FL 32506

Deed File # 0572-10

NIXIE

322

FE 1

0005/30/23

RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED

UNABLE TO FORWARD

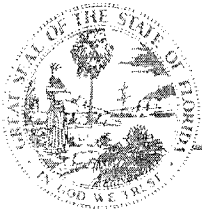
FWD 11

BC: 3250258333

32638-04334-16-38

3250258333

US POSTAGE



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

January 7, 2025

Robert Johnson
6743 Pat Brown Rd
Milton FL 32570

To Whom it May Concern,

Our records indicate that a check was mailed to you in relation to a Tax Deed case. The Escambia County check referenced below has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. Please contact us no later than two weeks from the date of this letter. We can reissue the check upon request. You can contact me at 850-595-4813 or email me at taxdeeds@escambiaclerk.com.

Tax Deed case #:	Payable to:	Check #	Amount:
20TD05173	F. JOHNSON	900035326	120. ⁰⁰

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,

Pam Childers, Clerk of the Circuit Court

By: _____

Mylinda Johnson, Deputy Clerk

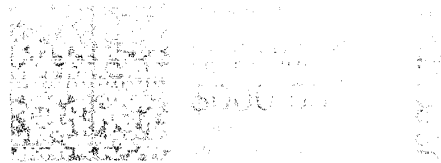
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



10/10/03

Robert Johnson
6743 Pat Brown Rd
Milton FL 32570

11-3400910032024250

018

LAB 11/11/03 52E

NAME: ROBERT JOHNSON ADDRESS: 6743 PAT BROWN RD

RECEIVED BY: 11/11/03
NOT DELIVERABLE AS ADDRESSED
CAUSE TO RETURN

NO: 0250130333 1033-00003-14-25

11/11/03 11:11:11

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

RECEIVED
CLERK OF THE CIRCUIT COURT
JUL 17 2025

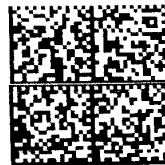
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Robert Johnson
6743 Pat Brown Rd
Milton FL 32570

9400920532014230

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LAB 754745 832



quadiant

FIRST-CLASS MAIL
PRSR - IMI

\$000.63

01/08/2025 ZIP 32502
043M31219251

US POSTAGE

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RETURN TO SENDER
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BC: 32502583335 *0532-00003-14-25

