

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200299

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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
10-1255-000	2020/5624	06-01-2020	LT 1 AND N 25 FT OF LT 2 BLK 165 BEACH HAVEN PLAT DB 46 P 51 OR 1410 P 843 OR 3714 P 59 SEC 54/35 T 2S R 30/31

I agree to:

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

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

Electronic signature on file
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-21-2022
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.	19,642.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/09/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS *7625*

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.

LT 1 AND N 25 FT OF LT 2 BLK 165 BEACH HAVEN PLAT DB 46 P 51 OR 1410 P 843 OR 3714 P 59 SEC 54/35 T 2S R 30/31



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

0123-52

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	CARO WANDA F 1036 MILLS AVE PENSACOLA, FL 32507 1036 MILLS AVE 10-1255-000 LT 1 AND N 25 FT OF LT 2 BLK 165 BEACH HAVEN PLAT DB 46 P 51 OR 1410 P 843 OR 3714 P 59 SEC 54/35 T (Full legal attached.)	Certificate #	2020 / 5624
		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)
# 2020/5624	06/01/2020	361.54	18.08	379.62
→ Part 2: Total*				379.62

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/4436	06/01/2021	372.89	6.25	18.64	397.78
Part 3: Total*					397.78

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)	777.40
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	332.83
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)	1,485.23

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: [Signature] Escambia, Florida
Signature, Tax Collector or Designee Date May 6th, 2022

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](#)
[Back](#)

[Nav. Mode](#)
☒ [Account](#)
☐ [Parcel ID](#)

[Printer Friendly Version](#)

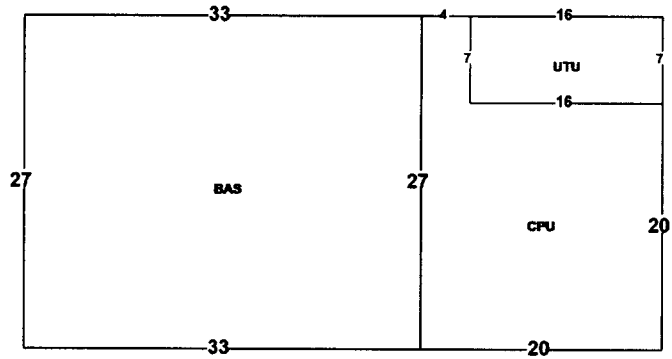
General Information Parcel ID: 352S311000001165 Account: 101255000 Owners: CARO WANDA F Mail: 1036 MILLS AVE PENSACOLA, FL 32507 Situs: 1036 MILLS AVE 32507 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$9,000</td> <td>\$46,737</td> <td>\$55,737</td> <td>\$39,285</td> </tr> <tr> <td>2020</td> <td>\$9,000</td> <td>\$42,961</td> <td>\$51,961</td> <td>\$38,743</td> </tr> <tr> <td>2019</td> <td>\$9,000</td> <td>\$40,105</td> <td>\$49,105</td> <td>\$37,872</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online		Year	Land	Imprv	Total	Cap Val	2021	\$9,000	\$46,737	\$55,737	\$39,285	2020	\$9,000	\$42,961	\$51,961	\$38,743	2019	\$9,000	\$40,105	\$49,105	\$37,872										
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Parcel Information Section Map Id: 35-2S-31-1 Approx. Acreage: 0.2440 Zoned: HDMU Evacuation & Flood Information Open Report		Launch Interactive Map View Florida Department of Environmental Protection(DEP) Data
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Buildings Address: 1036 MILLS AVE, Year Built: 1959, Effective Year: 1959, PA Building ID#: 111321
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Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-FLAT/SHED
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1431 Total SF
BASE AREA - 891
CARPORT UNF - 428
UTILITY UNF - 112



Images



7/8/2015 12:00:00 AM

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

Last Updated:05/11/2022 (tc.5710)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 05624**, 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:

LT 1 AND N 25 FT OF LT 2 BLK 165 BEACH HAVEN PLAT DB 46 P 51 OR 1410 P 843 OR 3714 P 59 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101255000 (0123-52)

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

WANDA F CARO

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Filing # 81219520 E-Filed 11/26/2018 05:23:04 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2018 MM 003385 A

WANDA FAYE CARO
1036 MILLS AVENUE
PENSACOLA, FL 32507

DIVISION: II
DATE OF BIRTH: 12/16/1950

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

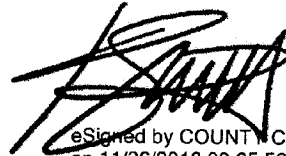
On **JULY 11, 2018**, an order assessing fines, costs, and additional charges was entered against the Defendant, **WANDA FAYE CARO**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$323.00**, which shall bear interest at the rate prescribed by law, **6.09%**, until satisfied.

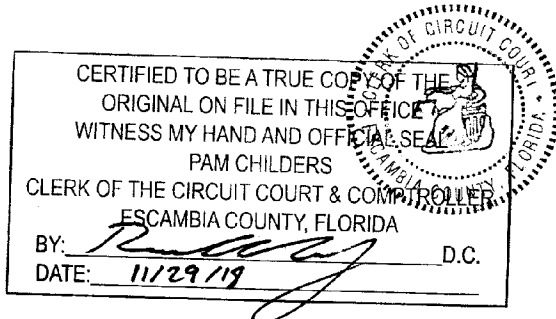
It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.

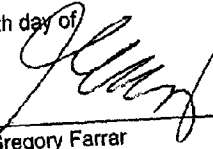


eSigned by COUNTY COURT JUDGE KERRA SMITH
on 11/26/2018 09:25:52 evlgwd01

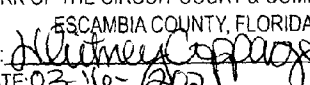


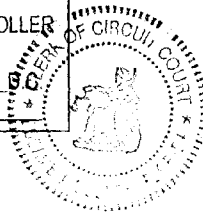
BK: 8484 PG: 359 Last Page

DONE AND ORDERED at Escambia County, Florida on the 9th day of
March, 2021.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE 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
BY: 
DATE: 03-16-2021



assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of 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.

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **4/8/2021** 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(s). Repair vehicle(s) or store in rear yard behind 6' opaque fencing.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

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

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$20.00** per day, commencing **4/9/2021**. 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 elect 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

Recorded in Public Records 3/16/2021 10:30 AM OR Book 8484 Page 356,
Instrument #2021027485, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE20073492N
LOCATION: 1036 MILLS AVE
PR#: 352S311000001165

VS.

CARO, WANDA F
1036 MILLS AVE
PENSACOLA, FL 32507

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, None,
as 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:

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

Sec. 82-171. Solid Waste - Mandatory Collection

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

6.00 R.
42.00 D.

OR Bk3714 Pg0059
INSTRUMENT 00184606

STATE OF FLORIDA
COUNTY OF ESCAMBIA

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 18th day of April, 1994, between JOHN P. CARO, Grantor and WANDA F. CARO, Grantee, whose post office address is 1036 Mills Avenue, Pensacola, Florida 32507, and whose Social Security Number is [REDACTED]

WITNESSETH, that Grantor for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, quitclaims to Grantee and Grantee's heirs, executors, administrators and assigns forever all the right, title and interest of Grantor in the following described land situated in Escambia County, Florida:

LOT 1 AND THE NORTH 25 FEET (NORTH HALF) OF LOT 2, IN BLOCK 165, OF BEACH HAVEN BEING A PART OF PABLO GRAUPERA GRANT, SECTIONS 35 AND 54, TOWNSHIPS 2 AND 3 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SUBDIVISION OF BEACH HAVEN RECORDED IN DEED BOOK 46, PAGE 51 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

This instrument prepared without the benefit of any title work or survey and legal description is based upon the legal description contained in that certain Warranty Deed recorded in Official Records Book 1410 at Page 843 of the Public Records of Escambia County, Florida.

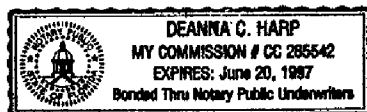
SIGNED IN OUR PRESENCE:

Deanna C. Harp
Witness: Deanna C. Harp
Kenneth R. Riddlehoover
Witness: Kenneth R. Riddlehoover

John P. Caro
JOHN P. CARO

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 18th day of April, 1994, by JOHN P. CARO, who is personally known to me or who has produced the following identification: personally known and who ~~did~~ (did not) take an oath.



Deanna C. Harp
NOTARY PUBLIC
Printed Name: Deanna C. Harp
Commission No.: CC285542
Commission Expires: 6/20/97

This instrument prepared by:
KENNETH R. RIDLEHOOVER, ATTORNEY
Post Office Box 12291
Pensacola, FL 32581-2291
(904)432-3492

D S PD Deed \$42.00
Mort \$0.00 ASUM \$0.00
JANUARY 26, 1995
Joe A. Flowers, Comptroller
Cert. Reg. 59-2043328-27-01
BY: Q. Riddlehoover D.C.

Instrument 00184606
Filed and recorded in the
public records
JANUARY 26, 1995
at 11:32 A.M.
in Book and Page noted

above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

PROPERTY INFORMATION REPORT

October 22, 2022

Tax Account #:10-1255-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 1 AND N 25 FT OF LT 2 BLK 165 BEACH HAVEN PLAT DB 46 P 51 OR 1410 P 843 OR 3714 P 59
SEC 54/35 T 2S R 30/31**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1255-000(0123-52)

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 #: 10-1255-000

CERTIFICATE #: 2020-5624

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 <u>2021</u> tax year.

WANDA F. CARO
1036 MILLS AVE
PENSACOLA, FL 32507

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

Certified and delivered to Escambia County Tax Collector, this 22nd 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 22, 2022

Tax Account #: **10-1255-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WANDA F. CARO**

By Virtue of QUITCLAIM DEED recorded 1/26/1995 in OR 3714/59

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 Enforcemnt Lien in favor of Escambia County recorded 3/16/2021 OR 8484/814

b. Judgment in favor of State of FL/Escambia County recorded 11/30/2018 OR 8007/1683

4. Taxes:

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

Tax Account #: 10-1255-000

Assessed Value: \$39,285.00

Exemptions: HOMESTEAD

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 #: 10-1255-000 CERTIFICATE #: 2020-5624

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: October 5, 2002 to and including October 5, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: October 22, 2022



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 101255000 Certificate Number: 005624 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 1/9/2023	Redemption Date 12/5/2022
Months	9	8
Tax Collector	\$1,485.23	\$1,485.23
Tax Collector Interest	\$200.51	\$178.23
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,691.99	\$1,669.71 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$61.56	\$54.72
Total Clerk	\$517.56	\$510.72 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$19.80	\$19.80
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,246.35	\$2,217.23
	Repayment Overpayment Refund Amount	\$29.12 + \$40 = \$69.12
Book/Page	8789	1346 redeemer

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 005624

Redeemed Date 12/5/2022

Name BRENDA WHEELER 3095 PENN MEADE WAY NASHVILLE TN 37214

Clerk's Total = TAXDEED	\$517.56
Due Tax Collector = TAXDEED	\$1,691.99
Postage = TD2	\$19.80
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
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**

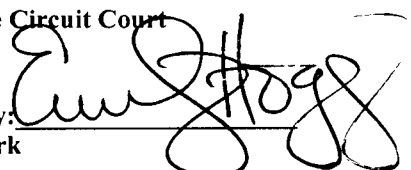
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 101255000 Certificate Number: 005624 of 2020**

Payor: BRENDA WHEELER 3095 PENN MEADE WAY NASHVILLE TN 37214 Date 12/5/2022

Clerk's Check #	777	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$1,691.99
		Postage	\$19.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,246.35

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>**

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 1346, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05624, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 101255000 (0123-52)

DESCRIPTION OF PROPERTY:

**LT 1 AND N 25 FT OF LT 2 BLK 165 BEACH HAVEN PLAT DB 46 P 51 OR 1410 P 843 OR 3714 P 59
SEC 54/35 T 2S R 30/31**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: WANDA F CARO

Dated this 5th day of December 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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. 05624, 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:

LT 1 AND N 25 FT OF LT 2 BLK 165 BEACH HAVEN PLAT DB 46 P 51 OR 1410 P 843 OR 3714 P 59 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101255000 (0123-52)

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

WANDA F CARO

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:

WANDA F CARO
1036 MILLS AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

1036 MILLS AVE 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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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.



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 # 05624 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:

WANDA F CARO 1036 MILLS AVE PENSACOLA, FL 32507	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	ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0123-52

Document Number: ECSO22CIV039158NON

Agency Number: 23-001480

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05624 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: WANDA F CARO

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 8:13 AM on 12/1/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

D Nelson 927

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

WARNING

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SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101255000 (0123-52)

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WANDA F CARO

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:

1036 MILLS AVE 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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SECTION 35, TOWNSHIP 2 S, RANGE 31 W

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Dated this 18th day of November 2022.

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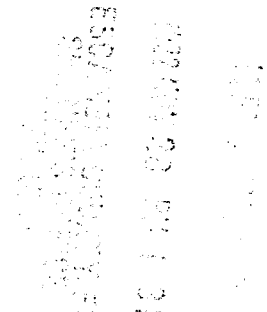
Personal Services:

WANDA F CARO
1036 MILLS AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0123-52

Document Number: ECSO22CIV039144NON

Agency Number: 23-001446

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05624 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: WANDA F CARO

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 11/28/2022 at 1:31 PM and served same on WANDA F CARO , at 3:51 PM on 12/6/2022 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: _____

D Nelson 927

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

WANDA F CARO [0123-52]
1036 MILLS AVE
PENSACOLA, FL 32507

9171 9690 0935 0128 2149 66

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0123-52]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2149 59

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0123-52]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 2149 42

ESCAMBIA COUNTY / STATE OF
FLORIDA [0123-52]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

Redeemed

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared **Michael P. Driver** who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 01-09-2023 - TAX CERTIFICATE #'S 05624

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



Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2022.12.29 09:21:19 -06'00'

PUBLISHER

Sworn to and subscribed before me this 29TH day of DECEMBER
A.D., 2022



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle
Date: 2022.12.29 09:21:30 -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 CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 05624, 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:

LT 1 AND N 25 FT OF LT 2 BLK 165
BEACH HAVEN PLAT DB 46 P 51 OR
1410 P 843 OR 3714 P 59 SEC 54/35 T 2S
R 30/31 SECTION 35, TOWNSHIP 2 S,
RANGE 31 W

TAX ACCOUNT NUMBER 101255000
(0123-52)

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

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