



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

0624.01

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KENZO CAPITAL PARTNERS 8345 NW 66 ST #F1425 MIAMI, FL 33166	Application date	Jan 07, 2024		
Property description	MCKEAN TOM 280 AIRPORT BLVD PENSACOLA, FL 32503 800 BLK OF ROBINSON RD 11-2800-200 BEG AT NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105 FT W 50 FT N 105 (Full legal attached.)	Certificate #	2020 / 6790		
		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)	
# 2020/6790	06/01/2020	96.86	4.84	101.70	
→Part 2: Total*				101.70	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/5885	06/01/2023	71.50	6.25	3.58	81.33
# 2022/5741	06/01/2022	62.24	6.25	18.67	87.16
# 2021/5328	06/01/2021	80.24	6.25	12.04	98.53
# 2019/6426	06/01/2019	55.25	6.25	46.41	107.91
# 2018/6789	06/01/2018	55.44	6.25	43.98	105.67
# 2017/6670	06/01/2017	62.68	6.25	75.22	144.15
Part 3: Total*					624.75
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)				726.45	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				22.13	
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)				1,123.58	
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>Jennifer N. Cassidy</u>		Escambia, Florida			
Signature, Tax Collector or Designee		Date <u>February 13th, 2024</u>			

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

+ \$6.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/05/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105 FT W 50 FT N 105 FT E 50 FT TO POB OR 5053 P 111

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400001

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KENZO CAPITAL PARTNERS
8345 NW 66 ST #F1425
MIAMI, FL 33166,

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
11-2800-200	2020/6790	06-01-2020	BEG AT NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105 FT W 50 FT N 105 FT E 50 FT TO POB OR 5053 P 111

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
KENZO CAPITAL PARTNERS
8345 NW 66 ST #F1425
MIAMI, FL 33166

Applicant's signature

01-07-2024
Application Date



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						Assessments				
Parcel ID:	101N313206001001					Year	Land	Imprv	Total	Cap Val
Account:	112800200					2023	\$570	\$0	\$570	\$570
Owners:	MCKEAN TOM					2022	\$570	\$0	\$570	\$570
Mail:	280 AIRPORT BLVD PENSACOLA, FL 32503					2021	\$570	\$0	\$570	\$570
Situs:	800 BLK OF ROBINSON RD 32533					Disclaimer				
Use Code:	VACANT RESIDENTIAL					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2023 Certified Roll Exemptions				
Sales Data						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
01/2003	5053	111	\$10,000	WD		BEG AT NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100				
07/2002	4942	1858	\$100	CT		FT S 210 FT FOR POB CONT S 105 FT W 50 FT N 105 FT E 50				
06/2000	4581	374	\$100	QC		FT TO...				
01/2000	4525	745	\$35,000	QC		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None				

Parcel Information Section Map Id: 10-1N-31-2 Approx. Acreage: 0.1205 Zoned: LDR LDR 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:02/16/2024 (tc.5198)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KENZO CAPITAL PARTNERS** holder of **Tax Certificate No. 06790**, 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 NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105 FT
W 50 FT N 105 FT E 50 FT TO POB OR 5053 P 111**

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112800200 (0624-01)

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

TOM MCKEAN

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 June, which is the **5th day of June 2024**.

Dated this 16th day of February 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 11-2800-200 CERTIFICATE #: 2020-6790

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 16, 2004 to and including February 16, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: February 28, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 28, 2024

Tax Account #: **11-2800-200**

1. The Grantee(s) of the last deed(s) of record is/are: **TOM MCKEAN**

By Virtue of Special Warranty Deed recorded 1/21/2003 in OR 5053/111

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

Taxes for the year(s) 2016-2022 are delinquent.

Tax Account #: 11-2800-200

Assessed Value: \$570.00

Exemptions: NONE

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

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

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

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JUNE 5, 2024

TAX ACCOUNT #: 11-2800-200

CERTIFICATE #: 2020-6790

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

TOM MCKEAN
280 AIRPORT BLVD
PENSACOLA, FL 32503

TOM MCKEAN
3710 SUMMIT BLVD
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 28th day of February, 2024.

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

February 28, 2024

Tax Account #:11-2800-200

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105
FT W 50 FT N 105 FT E 50 FT TO POB OR 5053 P 111**

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-2800-200(0624-01)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. PROPERTY APPEARS TO HAVE NO ACCESS.**

OR BK 5053 PG 111
Escambia County, Florida
INSTRUMENT 2003-050219

DEED DOC STAMPS PD & ESC CO \$ 70.00
01/21/03 ERNIE LEE, MAGISTRATE CLERK

By: *[Signature]*

Prepared By and Return Recording:

FAIRVIEW TITLE

9310 N. Armenia Ave.

Tampa, FL 33612

B. Cokley/0207148

_____space above this line for processing data_____

SPECIAL WARRANTY DEED

State of FLORIDA

County of ESCAMBIA

THIS INDENTURE, made this 14 day of JANUARY, 2003, by and between CITIFINANCIAL MORTGAGE COMPANY, INC. FKA ASSOCIATES HOME EQUITY SERVICES, INC. a corporation organized and incorporated under the laws of the State of NEW YORK, whose address is 1111 NORTHPOINTE DR., BLDG. 4, #100, COPPELL, TEXAS 75019, hereinafter called GRANTOR to TOM McKEAN hereinafter whether one or more, called GRANTEE, whose mailing address is 3710 SUMMIT BLVD. PENSACOLA, FL. 32503

(the words "GRANTOR" and "GRANTEE" to include the respective heirs, successors and assigns of each where the context requires or permits),

WITNESSETH THAT:

GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, sell and confirm unto the said GRANTEE, their heirs and assigns forever, all that certain piece, parcel, lot, or tract of land situate, lying and being in the County of ESCAMBIA, FLORIDA, and more particularly described as follows:

Begin at the Northeast corner of the Southwest Quarter of Section 10, Township 1 North, Range 31 West, thence run West along the North line of said Quarter for a distance of 1,191.42 feet; thence run South for a distance of 210 feet to the Point of Beginning; thence continue South for a distance of 105 feet; thence West for a distance of 50 feet; thence North for a distance of 105 feet; thence East for a distance of 50 feet to the point of beginning, all of the Public Records of ESCAMBIA County, Florida.

Aka 670 Robinson St., Cantonment, FL 32533

THIS PROPERTY IS BEING SOLD IN "AS IS" CONDITION.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the said GRANTOR.

TO HAVE AND TO HOLD the same unto GRANTEE, their heirs, successors and assigns, to their proper use, benefits and behoof forever.

AND the said GRANTOR, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, does hereby SPECIALLY WARRANT the title to said land for all matters which may have arisen during the period of time wherein the GRANTOR was the fee owner of the property, and will defend the same against those lawfully claiming or to claim the same by, through, under or against GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed in its name by its representative thereunto authorized on the date first above written.

CITIFINANCIAL MORTGAGE COMPANY,
INC. fka ASSOCIATES HOME EQUITY
SERVICES, INC.

(AFFIX SEAL)

By

 L.S.

Adria Brennan

Assistant Vice President

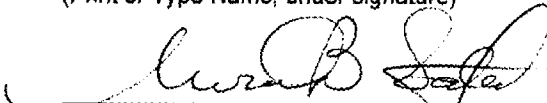
1111 North Pointe Dr., Bldg. 4, #100

Coppell, Texas 75019-3831

Signed, sealed and delivered in the presence of:

 L.S.

Kimette Anderson
(Print or Type Name, under signature)

 L.S.

Merrill B. Salwitz
(Print or Type Name, under signature)

OR BK 5053 PGO113
Escambia County, Florida
INSTRUMENT 2003-050219

RCD Jan 21, 2003 09:12 am
Escambia County, Florida

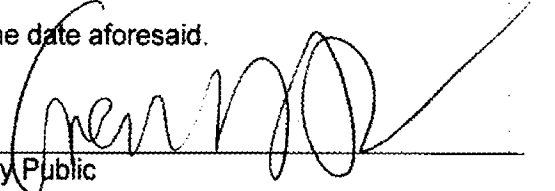
ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-050219

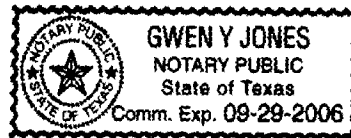
State of TEXAS

County of DALLAS

I CERTIFY THAT on this 14 day of JANUARY, 2003, before me, the undersigned authority, personally appeared, Adria Brennan on behalf of CITIFINANCIAL MORTGAGE COMPANY, INC. FKA ASSOCIATES HOME EQUITY SERVICES INC. a New York corporation, and who is personally known to me, or who produced a driver's license for identification, and who executed the foregoing instrument and acknowledged the execution thereof to be his/her free act and deed for the uses and purposes herein mentioned, and who did take an oath.

WITNESS my hand and official stamp the date aforesaid.


Notary Public



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06790 of 2020

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

TOM MCKEAN	TOM MCKEAN
280 AIRPORT BLVD	3710 SUMMIT BLVD
PENSACOLA, FL 32503	PENSACOLA, FL 32503

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 5, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KENZO CAPITAL PARTNERS** holder of **Tax Certificate No. 06790**, 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 NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105 FT W 50 FT N 105 FT E 50 FT TO POB OR 5053 P 111

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112800200 (0624-01)

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

TOM MCKEAN

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 June, which is the **5th day of June 2024**.

Dated this 23rd day of April 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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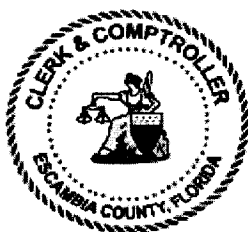
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Personal Services:

TOM MCKEAN
280 AIRPORT BLVD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

TOM MCKEAN [0624-01]
280 AIRPORT BLVD
PENSACOLA, FL 32503

9171 9690 0935 0128 2192 82

TOM MCKEAN [0624-01]
3710 SUMMIT BLVD
PENSACOLA, FL 32503

9171 9690 0935 0128 2192 75

Contact

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

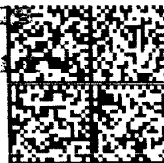
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 32502
MAY 23 4PM



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

04/26/2024 ZIP 32502
043M31219251

US POSTAGE

9171 9690 0935 0128 2192 82

LN 4/27

CLE

2024 MAY 23 AM 11:25

PENSACOLA CO. FL

TOM MCKEAN [0624-01]
280 AIRPORT BLVD
PENSACOLA, FL 32503

UNCLAIMED

9400920238140010

UNC

32502>5833
32503-77718

NIXIE

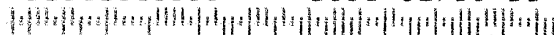
322 DE 1

0005/26/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*2638-01790-26-37



THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KENZO CAPITAL PARTNERS holder of Tax Certificate No. 06790, 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 NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105 FT W 50 FT N 105 FT E 50 FT TO POB OR 5053 P 111

SECTION 10, TOWNSHIP 1 N, RANGE 31 W
TAX ACCOUNT NUMBER 112800200 (0624-01)

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

TOM MCKEAN

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 June, which is the 5th day of June 2024.

Dated this 25th day of April 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR5/1-5/22TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7108
Order Date: 4/25/2024
Number Issues: 4
Pub Count: 1
First Issue: 5/1/2024
Last Issue: 5/22/2024
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 5/1/2024, 5/8/2024, 5/15/2024, 5/22/2024


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2020 TD 06790 KENZO CAPITAL PARTNERS McKean

was published in said newspaper in and was printed and released from 5/1/2024 until 5/22/2024 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 5/22/2024, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO24CIV015180NON

Agency Number: 24-005848

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06790 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TOM MCKEAN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 4/30/2024 at 7:25 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for TOM MCKEAN , Writ was returned to court UNEXECUTED on 5/15/2024 for the following reason:

PER OWNER AT 280 AIRPORT BOULEVARD, SUBJECT NOW LIVES SOMEWHERE OFF OF SUMMIT BOULEVARD.
NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:  926
J. CARNLEY CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: KMJACKSON

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 June 5, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KENZO CAPITAL PARTNERS** holder of **Tax Certificate No. 06790**, 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 NE COR OF SW1/4 OF SEC WALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105 FT W 50 FT N 105 FT E 50 FT TO POB OR 5053 P 111

SECTION 10, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112800200 (0624-01)

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

TOM MCKEAN

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 June, which is the **5th day of June 2024**.

Dated this 23rd day of April 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

TOM MCKEAN
280 AIRPORT BLVD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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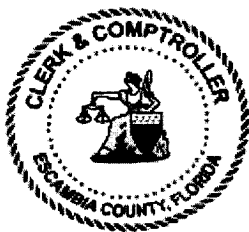
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Personal Services:

TOM MCKEAN
280 AIRPORT BLVD
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 High Bid Tax Deed Sale**

**Cert # 006790 of 2020 Date 6/5/2024
 Name CHRISTINE GONZALES**

Cash Summary

Cash Deposit	\$200.00
Total Check	\$1,655.10
Grand Total	\$1,855.10

Purchase Price (high bid amount)	\$1,800.00	Total Check	\$1,655.10
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$12.60	Adv Doc. Stamps	\$12.60
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,719.10	Postage	\$14.80
		Researcher Copies	\$0.00
- postage	\$14.80		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$1,704.30	Registry of Court	\$1,704.30
Purchase Price (high bid)	\$1,800.00		
-Registry of Court	\$1,704.30	Overbid Amount	\$80.90
-advance recording (for mail certificate)	\$18.50		
-postage	\$14.80		
-Researcher Copies	\$0.00		
= Overbid Amount	\$80.90		

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
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**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 006790
 Sold Date 6/5/2024
 Name CHRISTINE GONZALES**

RegistryOfCourtT = TAXDEED	\$1,704.30
overbidamount = TAXDEED	\$80.90
PostageT = TD2	\$14.80
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$12.60
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2020	0101	CASE FILED 06/01/2020 CASE NUMBER 2020 TD 006790	
2/16/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024011322	
2/16/2024	TD83	TAX COLLECTOR CERTIFICATION	
2/16/2024	TD84	PA INFO	
2/16/2024	TD84	RECORDED TAX DEED NOTICE	
4/11/2024	TD82	PROPERTY INFORMATION REPORT	
4/29/2024	TD81	CERTIFICATE OF MAILING	
5/17/2024	CheckVoided	CHECK (CHECKID 134643) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
5/17/2024	CheckMailed	CHECK PRINTED: CHECK # 900037127 -- REGISTRY CHECK	
5/17/2024	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
5/23/2024	TD84	PROOF OF PUBLICATION	
5/24/2024	TD84	SHERIFF'S RETURN OF SERVICE	
5/31/2024	CheckMailed	CHECK PRINTED: CHECK # 900037220 -- REGISTRY CHECK	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
2/16/2024 2:22:36 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
2/16/2024 2:22:36 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
2/16/2024 2:22:36 PM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
2/16/2024 2:22:35 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
2/16/2024 2:22:37 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
2/16/2024 2:24:47 PM	2024011322	KENZO CAPITAL PARTNERS	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
5/31/2024 11:11:40 AM	Check (outgoing)	101897651	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900037220 CLEARED ON 5/31/2024
5/17/2024 10:24:24 AM	Check (outgoing)	101893284	BALLINGER PUBLISHING	PO BOX 12665	200.00	900037127 CLEARED ON 5/17/2024
2/16/2024 2:24:47 PM	Deposit	101868129	KENZO CAPITAL PARTNERS		320.00	Deposit
Deposited			Used		Balance	
320.00			2,420.00		-2,100.00	

Auction Results Report

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day.

Ca

Edit Name on Title

X

06/05/2024 2021 TD 0

06/05/2024 2021 TD 0

06/05/2024 2020 TD 0

06/05/2024 2019 TD 0

06/05/2024 2018 TD 0

06/05/2024 2017 TD 0

Name on Title

Custom Fields

Style

Case Number: 2020 TD 006790

Result Date: 06/05/2024

Title Information:

Name: Christine Mae GonzalesChristopher Gor

Address1: 6134 Bradshaw St

Address2:

City: Pensacola

State: FL

Zip: 32526

Cancel

Update

	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name
0	\$42.50	\$0.00	\$0.00	\$14.00	\$1,856.50	05326	Pierre
0	\$42.50	\$0.00	\$0.00	\$12.60	\$55.10	04162	
0	\$42.50	\$0.00	\$0.00	\$12.60	\$1,655.10	06790	Christ
0	\$42.50	\$0.00	\$0.00	\$33.60	\$4,636.10	07034	David
0	\$42.50	\$0.00	\$0.00	\$21.70	\$2,964.20	01050	L's In
0	\$42.50	\$0.00	\$0.00	\$37.80	\$5,210.30	05719	Joche

78254

\$1,800.00

Christine Gonzales

Deposit

\$200.00

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024043937 6/7/2024 2:41 PM
OFF REC BK: 9158 PG: 222 Doc Type: COM
Recording \$18.50

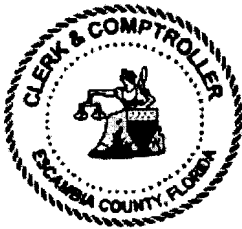
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 06790 of 2020

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

TOM MCKEAN	TOM MCKEAN
280 AIRPORT BLVD	3710 SUMMIT BLVD
PENSACOLA, FL 32503	PENSACOLA, FL 32503

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KENZO CAPITAL PARTNERS holder of Tax Certificate No. 06790, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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SECTION 10, TOWNSHIP 1 N, RANGE 31 W
TAX ACCOUNT NUMBER 112800200 (0624-01)

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

TOM MCKEAN

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 June, which is the 5th day of June 2024.

Dated this 25th day of April 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR5/1-5/22TD

Name: Emily Hogg, Deputy Clerk
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Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2020 TD 06790: KENZO CAPITAL PARTNERS McKean

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X

MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 5/22/2024, by MALCOLM BALLINGER, who is personally known to me.

X

NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16

Tax deed file number 0624-01

Parcel ID number 101N313206001001

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024043938 6/7/2024 2:41 PM
OFF REC BK: 9158 PG: 224 Doc Type: TXD
Recording \$10.00 Deed Stamps \$12.60

TAX DEED

Escambia County, Florida

for official use only

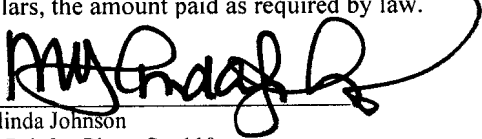
Tax Certificate numbered 06790 issued on June 1, 2020 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 5th day of June 2024, the land was offered for sale. It was sold to **Christine Mae Gonzales Christopher Gonzales**, 6134 Bradshaw St Pensacola FL 32526, who was the highest bidder and has paid the sum of the bid as required by law.

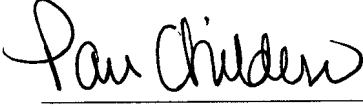
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: BEG AT NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105 FT W 50 FT N 105 FT E 50 FT TO POB OR 5053 P 111 SECTION 10, TOWNSHIP 1 N, RANGE 31 W

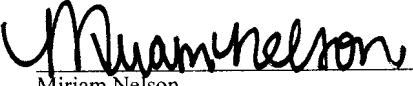
**** Property previously assessed to: TOM MCKEAN**

On 5th day of June 2024, in Escambia County, Florida, for the sum of (\$1,800.00) ONE THOUSAND EIGHT HUNDRED AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502


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



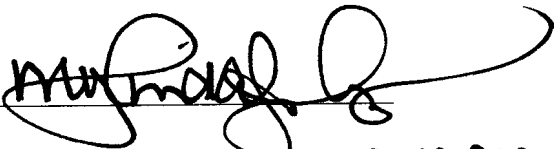

Miriam Nelson
221 Palafox Place, Ste 110
Pensacola, FL 32502

On this 5TH day of JUNE, 2024, 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



Mylinda Johnson
Comm. #HH075755
Expires: Jan. 2, 2025
Bonded Thru Aaron Notary


MYLINDA JOHNSON



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

TOM MCKEAN
280 AIRPORT BLVD
PENSACOLA, FL 32503

Tax Deed File # 0624-01
Certificate # 06790 of 2020
Account # 112800200

Property legal description:

BEG AT NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105 FT W 50 FT N 105 FT E 50 FT TO POB OR 5053 P 111

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **June 5, 2024**; and a surplus of **\$53.67** (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.

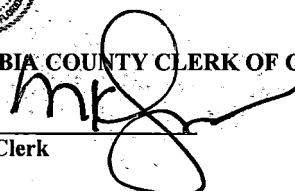
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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 12th day of June 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 9100 11



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

TOM MCKEAN
3710 SUMMIT BLVD
PENSACOLA, FL 32503

Tax Deed File # 0624-01
Certificate # 06790 of 2020
Account # 112800200

Property legal description:

BEG AT NE COR OF SW1/4 OF SEC W ALG N LI 1191 42/100 FT S 210 FT FOR POB CONT S 105 FT W 50 FT N 105 FT E 50 FT TO POB OR 5053 P 111

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **June 5, 2024**, and a surplus of **\$53.67** (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 12th day of June 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 9100 04

Tax Certificate #

2020 TD 006790

Account #

112800200

Property Owner

Tom McKean

Property Address

800 BLK of Robinson Rd 32533

SOLD TO:

Christine Gonzales

\$1,800.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:
Recording Fees (from TXD receipt)	\$ 41.10 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 12.43 ✓
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓
Certificate holder/taxes & app fees	\$ 1,698.05
Refund High Bidder unused sheriff fees	\$ 80.00 ✓
Additional taxes	\$ 14.80
Postage final notices	\$
	\$
	\$
	\$
	\$
	\$

Check #	Balance
	\$
Key Fee in BM as OR860	\$
	\$
	\$
	\$
	\$
	\$ 168.47
→	\$ 53.67
	\$
	\$
	\$
	\$
	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Post sale process:

- Tax Deed Results Report to Tax Collector ✓
- Print Deed/Send to Admin for signature ✓
- Request check for recording fees/doc stamps ✓
- Request check for Clerk Registry fee/fee due clerk ✓
- Request check for Tax Collector fee (\$6.25 etc) ✓
- Request check for certificate holder refund/taxes & app fees ✓
- Request check for any unused sheriff fees to high bidder ✓
- Print Final notices to all lienholders/owners ✓
- Request check for postage fees for final notices ✓
- Determine government liens of record/ amounts due ✓
- Record Tax Deed/Certificate of Mailing ✓
- Copy of Deed for file and to Tax Collector ✓

Lien Information:

Due \$
Paid \$
Due \$
Paid \$
Due \$
Paid \$
Due \$
Paid \$
Due \$
Paid \$
Due \$
Paid \$
Due \$
Paid \$
Due \$
Paid \$
Due \$
Paid \$
Due \$
Paid \$

Notes:

CERTIFIED MAIL™

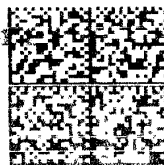
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 9100 11

PENSACOLA FL 325

DEC 16 2024 PM 1



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FIRST-CLASS MAIL
IMI

\$007.36

06/12/2024 ZIP 32502
045M31215251

US POSTAGE

AM COUNCIL
JUL 16 A 11:13
AM COUNCIL

NOTICE OF SURPLUS FUNDS FROM TAX DEED

TOM MCKEAN
280 AIRPORT BLVD
PENSACOLA, FL 32503

17 9188933551232188

UNC

322502-718918

11 6.13

NOTICE 6-13
6-21
6-28

NIXIE

326 DE 1

0007/03/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502383555

*2555-02629-12-37

