



# 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

0223-74

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021 723 OVERBROOK DRIVE FORT WALTON BEACH, FL 32547			Application date	May 25, 2022
Property description	SIMS WILLIAM GREGORY 4581 W HWY 4 CENTURY, FL 32535 STATE RD 4 12-2981-040 BEG AT NW COR OF SW 1/4 S 0 DEG 11 MIN 08 SEC W ALG W LI 47 FT TO S R/W LI OF ST RD 4 OR POB CONT S (Full legal attached.)			Certificate #	2020 / 7743
				Date certificate issued	06/01/2020
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
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)	
# 2020/7743	06/01/2020	199.80	71.93	271.73	
<b>→Part 2: Total*</b>					<b>271.73</b>
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# 2021/6102	06/01/2021	205.67	6.25	10.28	222.20
# 2019/7360	06/01/2019	183.48	6.25	31.65	221.38
<b>Part 3: Total*</b>					<b>443.58</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					715.31
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					197.40
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
<b>Total Paid (Lines 1-6)</b>					<b>1,287.71</b>
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.					
<i>Candice Deeks</i> Signature, Tax Collector or Designee			Escambia, Florida Date <u>May 31st, 2022</u>		

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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)	
<b>14.</b>	<b>Total Paid (Lines 8-13)</b>
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/06/2023</u>	

**INSTRUCTIONS**

+ 6.25

**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 NW COR OF SW 1/4 S 0 DEG 11 MIN 08 SEC W ALG W LI 47 FT TO S R/W LI OF ST RD 4 OR POB CONT S 0 DEG 11 MIN 08 SEC W ALG W LI 697 22/100 FT N 89 DEG 56 MIN 09 SEC E 326 78/100 FT N 0 DEG 06 MIN 13 SEC E 697 22/100 FT TO S R/W LI OF RD S 89 DEG 56 MIN 09 SEC W ALG R/W 30 70/100 FT S 0 DEG 6 MIN 13 SEC W 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 147 58/100 FT N 0 DEG 6 MIN 13 SEC E 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 146 90/100 FT TO POB OR 6802 P 887

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200421

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021

723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547,

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
12-2981-040	2020/7743	06-01-2020	BEG AT NW COR OF SW 1/4 S 0 DEG 11 MIN 08 SEC W ALG W LI 47 FT TO S R/W LI OF ST RD 4 OR POB CONT S 0 DEG 11 MIN 08 SEC W ALG W LI 697 22/100 FT N 89 DEG 56 MIN 09 SEC E 326 78/100 FT N 0 DEG 06 MIN 13 SEC E 697 22/100 FT TO S R/W LI OF RD S 89 DEG 56 MIN 09 SEC W ALG R/W 30 70/100 FT S 0 DEG 6 MIN 13 SEC W 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 147 58/100 FT N 0 DEG 6 MIN 13 SEC E 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 146 90/100 FT TO POB OR 6802 P 887

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

EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-  
TRUSTEES OF THE EDDIE J BLACKWELL TRUST  
DATED APRIL 15, 2021  
723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547

\_\_\_\_\_  
Applicant's signature

05-25-2022  
Application Date



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

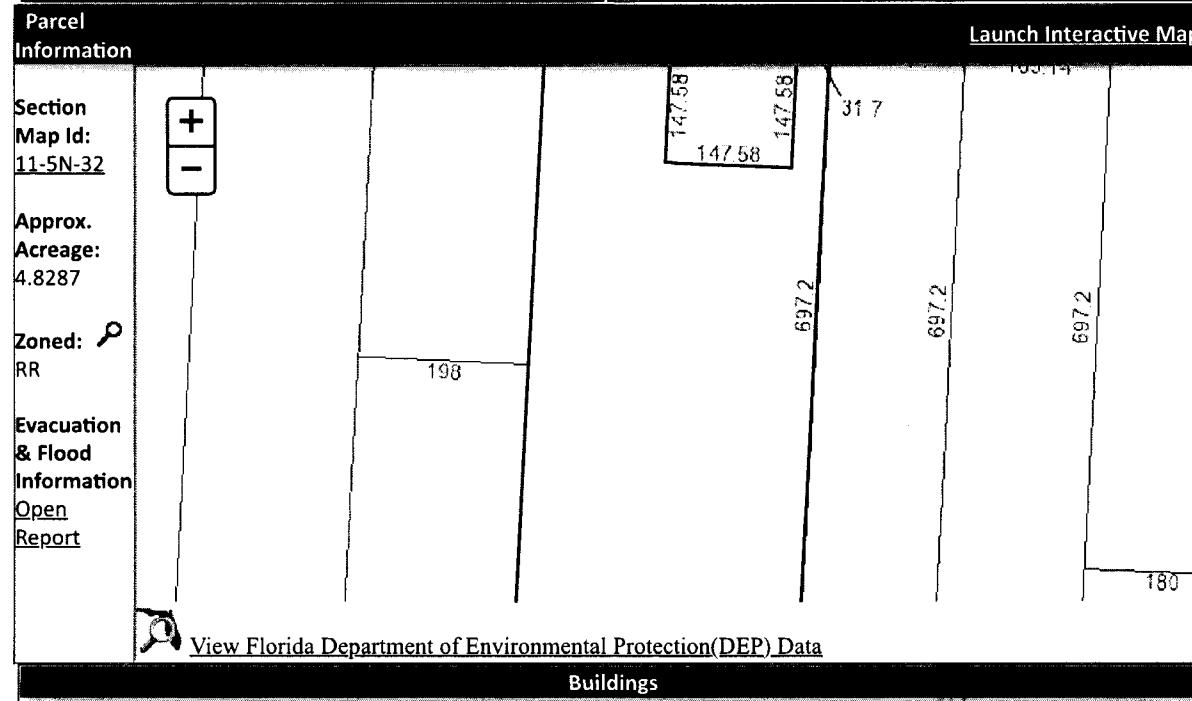
Tangible Property Search

Sale List

◀ Nav. Mode ● Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments	
Parcel ID:	115N323230000004	Year	Land
Account:	122981040	Imprv	Total
Owners:	SIMS WILLIAM GREGORY	\$0	\$10,643
Mail:	4581 W HWY 4 CENTURY, FL 32535	\$0	\$10,643
Situs:	STATE RD 4 32535	\$0	\$10,643
Use Code:	VACANT RESIDENTIAL		
Taxing Authority:	COUNTY MSTU		
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>		
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector			

Sales Data		2021 Certified Roll Exemptions	
Sale Date	Book Page	Value	Type
12/20/2011	6802 887	\$10,000	WD
12/1997	4279 843	\$18,000	WD
12/1997	4207 1621	\$18,000	WD
01/1992	3123 704	\$11,500	WD
01/1979	1308 115	\$4,000	WD
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller			
		Legal Description	
		BEG AT NW COR OF SW 1/4 S 0 DEG 11 MIN 08 SEC W ALG W LI 47 FT TO S R/W LI OF ST RD 4 OR POB CONT S 0 DEG 11 MIN 08...	
		Extra Features	
		None	



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 06/10/2022 (tc.1013)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of **Tax Certificate No. 07743**, 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 NW COR OF SW 1/4 S 0 DEG 11 MIN 08 SEC W ALG W LI 47 FT TO S R/W LI OF ST RD 4 OR POB CONT S 0 DEG 11 MIN 08 SEC W ALG W LI 697 22/100 FT N 89 DEG 56 MIN 09 SEC E 326 78/100 FT N 0 DEG 06 MIN 13 SEC E 697 22/100 FT TO S R/W LI OF RD S 89 DEG 56 MIN 09 SEC W ALG R/W 30 70/100 FT S 0 DEG 6 MIN 13 SEC W 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 147 58/100 FT N 0 DEG 6 MIN 13 SEC E 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 146 90/100 FT TO POB OR 6802 P 887**

**SECTION 11, TOWNSHIP 5 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 122981040 (0223-74)**

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

**WILLIAM GREGORY SIMS**

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 Monday in the month of February, which is the 6th day of February 2023.**

Dated this 22nd day of June 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





## 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 #: 12-2981-040 CERTIFICATE #: 2020-7743

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: November 4, 2002 to and including November 4, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,  
As President  
Dated: November 20, 2022

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

November 20, 2022  
Tax Account #: **12-2981-040**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM GREGORY SIMS AND KIMBERLY DIANE SIMS**

**By Virtue of Warranty Deed recorded 12/29/2011 in OR 6802/887**

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) 2019-2021 are delinquent.**

**Tax Account #: 12-2981-040**

**Assessed Value: \$11,707.00**

**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:** FEB 6, 2023

**TAX ACCOUNT #:** 12-2981-040

**CERTIFICATE #:** 2020-7743

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

**YES      NO**

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2021 tax year.

**WILLIAM GREGORY SIMS  
AND KIMBERLY DIANE SIMS  
4581 W HWY 4  
CENTURY, FL 32535**

Certified and delivered to Escambia County Tax Collector, this 20<sup>th</sup> day of November, 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**

**November 20, 2022**  
**Tax Account #:12-2981-040**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NW COR OF SW 1/4 S 0 DEG 11 MIN 08 SEC W ALG W LI 47 FT TO S R/W LI OF ST RD 4  
OR POB CONT S 0 DEG 11 MIN 08 SEC W ALG W LI 697 22/100 FT N 89 DEG 56 MIN 09 SEC E 326  
78/100 FT N 0 DEG 06 MIN 13 SEC E 697 22/100 FT TO S R/W LI OF RD S 89 DEG 56 MIN 09 SEC W  
ALG R/W 30 70/100 FT S 0 DEG 6 MIN 13 SEC W 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 147  
58/100 FT N 0 DEG 6 MIN 13 SEC E 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 146 90/100 FT TO POB  
OR 6802 P 887**

**SECTION 11, TOWNSHIP 5 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 12-2981-040(0223-74)**

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

Recorded in Public Records 12/29/2011 at 10:30 AM OR Book 6802 Page 887,  
 Instrument #2011092227, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
 County, FL Recording \$27.00 Deed Stamps \$70.00

1102922J

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC  
 358 WEST NINE MILE ROAD, SUITE D  
 PENSACOLA, FLORIDA 32514  
 Property Appraiser Parcel Identification (Folio) Number: 115N02-3230-000-004  
 Incidental to the issuance of a title insurance policy

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 29 day of December, 2011 by BRIAN K. SANDERS and JUANITA M. SANDERS, husband and wife, whose post office address is 5439 PEACO PLACE, WINTERPARK, FL 32792 herein called the grantors, to WILLIAM GREGORY SIMS and KIMBERLY DIANE SIMS, husband and wife whose post office address is 4581 HWY 4, CENTURY, FL 32335, hereinafter called the Grantees:

(Wherever used herein the terms "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)

**W I T N E S S E T H:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

**A PARCEL OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION; THENCE GO SOUTH 00 DEGREES 11 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF THE SAID SECTION A DISTANCE OF 47.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 4 AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF THE SAID SECTION 11 A DISTANCE OF 697.22 FEET; THENCE GO NORTH 00 DEGREES 56 MINUTES 09 SECONDS EAST A DISTANCE OF 489.92 FEET; THENCE GO NORTH 00 DEGREES 04 MINUTES 13 SECONDS EAST A DISTANCE OF 697.22 FEET; THENCE GO SOUTH 00 DEGREES 56 MINUTES 09 SECONDS WEST A DISTANCE OF 194.44 FEET; THENCE GO SOUTH 00 DEGREES 04 MINUTES 13 SECONDS WEST A DISTANCE OF 147.58 FEET; THENCE GO SOUTH 00 DEGREES 56 MINUTES 09 SECONDS WEST A DISTANCE OF 147.58 FEET; THENCE GO NORTH 00 DEGREES 04 MINUTES 13 SECONDS EAST A DISTANCE OF 147.58 FEET; THENCE GO SOUTH 00 DEGREES 56 MINUTES 09 SECONDS WEST A DISTANCE OF 146.90 FEET TO THE POINT OF BEGINNING.**

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND: A PARCEL OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SAID SECTION; THENCE GO SOUTH 00 DEGREES 11 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF THE SAID SECTION A DISTANCE OF 47 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 4; THENCE GO NORTH 00 DEGREES 56 MINUTES 09 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 4, A DISTANCE OF 325.78 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 00 DEGREES 56 MINUTES 09 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 4, A DISTANCE OF 143.14 FEET; THENCE GO SOUTH 00 DEGREES 04 MINUTES 13 SECONDS WEST A DISTANCE OF 697.22 FEET; THENCE GO SOUTH 00 DEGREES 56 MINUTES 09 SECONDS WEST A DISTANCE OF 146.90 FEET; THENCE GO NORTH 00 DEGREES 04 MINUTES 13 SECONDS EAST A DISTANCE OF 697.22 FEET TO THE POINT OF BEGINNING.**

W65  
X28

File No.: 1102922J

Subject to easements, restrictions and reservations of record and taxes for the year 2012 and thereafter.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2011.

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

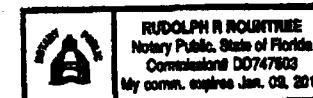
Signed/sealed and delivered in the presence of:

Stephanie Cimer  
Witness #1 Signature  
Stephanie Cimer  
Witness #1 Printed Name  
Heulin Vega  
Witness #2 Signature  
Herencia Vega  
Witness #2 Printed Name

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 22 day of December, 2011 by BRIAN K. SANDERS and JUANITA M. SANDERS, HUSBAND AND WIFE who are personally known to me or have produced FL DRY LIC as identification.

SEAL



Notary Public  
Rudolph R Rountree  
Printed Notary Name  
My Commission Expires:

File No.: 1102922J

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: HIGHWAY 4

Legal Address of Property: HIGHWAY 4, CENTURY, FL 32535

The County ( ) has accepted ( X ) has not accepted the abutting roadway for maintenance.

This form completed by: Rebecca Lugo  
Surety Land Title of Florida, LLC  
358 W. Nine Mile Rd. Ste. D  
Pensacola, FL 32534

AS TO SELLER (S):

Witness to Seller(s):

Brian K. Sanders  
BRIAN K. SANDERS

Juanita M. Sanders  
JUANITA M. SANDERS

Stephanie Cunier

AS TO BUYER (S):

Witness to Buyer(s):

William Gregory Sims  
WILLIAM GREGORY SIMS

Kimberly Diane Sims  
KIMBERLY DIANE SIMS

Rebecca Lugo  
REBECCA LUGO

Lucretia Lamb  
LUCRETIA LAMB

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY  
COMMISSIONERS. Effective: 4/15/95

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 07743 of 2020**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 22, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WILLIAM GREGORY SIMS 4581 W HWY 4 CENTURY, FL 32535	KIMBERLY DIANE SIMS 4581 W HWY 4 CENTURY, FL 32535
---	--

WITNESS my official seal this 22th day of December 2022.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



## W A R N I N G

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 February 6, 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 **EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of Tax Certificate No. 07743, 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 NW COR OF SW 1/4 S 0 DEG 11 MIN 08 SEC W ALG W LI 47 FT TO S R/W LI OF ST RD 4 OR POB CONT S 0 DEG 11 MIN 08 SEC W ALG W LI 697 22/100 FT N 89 DEG 56 MIN 09 SEC E 326 78/100 FT N 0 DEG 06 MIN 13 SEC E 697 22/100 FT TO S R/W LI OF RD S 89 DEG 56 MIN 09 SEC W ALG R/W 30 70/100 FT S 0 DEG 6 MIN 13 SEC W 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 147 58/100 FT N 0 DEG 6 MIN 13 SEC E 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 146 90/100 FT TO POB OR 6802 P 887

**SECTION 11, TOWNSHIP 5 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 122981040 (0223-74)**

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

**WILLIAM GREGORY SIMS**

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 Monday in the month of February, which is the 6th day of February 2023.**

Dated this 13th day of December 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



## W A R N I N G

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 February 6, 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 **EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of Tax Certificate No. 07743, 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 NW COR OF SW 1/4 S 0 DEG 11 MIN 08 SEC W ALG W LI 47 FT TO S R/W LI OF ST RD 4 OR POB CONT S 0 DEG 11 MIN 08 SEC W ALG W LI 697 22/100 FT N 89 DEG 56 MIN 09 SEC E 326 78/100 FT N 0 DEG 06 MIN 13 SEC E 697 22/100 FT TO S R/W LI OF RD S 89 DEG 56 MIN 09 SEC W ALG R/W 30 70/100 FT S 0 DEG 6 MIN 13 SEC W 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 147 58/100 FT N 0 DEG 6 MIN 13 SEC E 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 146 90/100 FT TO POB OR 6802 P 887

SECTION 11, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122981040 (0223-74)

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

**WILLIAM GREGORY SIMS**

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 Monday in the month of February, which is the 6th day of February 2023.**

Dated this 13th day of December 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:**

STATE RD 4 32535



**PAM CHILDERS**

CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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SECTION 11, TOWNSHIP 5 N, RANGE 32 W

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### Personal Services:

**WILLIAM GREGORY SIMS**  
4581 W HWY 4  
CENTURY, FL 32535

PAM CHILDEERS  
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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**

**Account: 122981040 Certificate Number: 007743 of 2020**

**Payor: WILLIAM GREGORY SIMS 4581 W HWY 4 CENTURY, FL 32535 Date 1/9/2023**

Clerk's Check #	1	Clerk's Total	\$17.56	\$19
Tax Collector Check #	1	Tax Collector's Total	\$1,467.80	1
		Postage	\$13.20	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$2,015.56	

*\$1,949.41*

**PAM CHILDERS**  
**Clerk of the Circuit Court**

Received By:  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

**Case # 2020 TD 007743**

**Redeemed Date 1/9/2023**

**Name WILLIAM GREGORY SIMS 4581 W HWY 4 CENTURY, FL 32535**

Clerk's Total = TAXDEED	\$517.56	\$1,919.21
Due Tax Collector = TAXDEED	\$1,467.80	
Postage = TD2	\$13.20	
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
FINANCIAL SUMMARY					

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

Account: 122981040 Certificate Number: 007743 of 2020

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/6/2023"/>	Redemption Date <input type="text" value="1/9/2023"/>
Months	9	8
Tax Collector	<input type="text" value="\$1,287.71"/>	<input type="text" value="\$1,287.71"/>
Tax Collector Interest	<input type="text" value="\$173.84"/>	<input type="text" value="\$154.53"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$1,467.80"/>	<input type="text" value="\$1,448.49"/>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$61.56"/>	<input type="text" value="\$54.72"/>
Total Clerk	<input type="text" value="\$517.56"/>	<input type="text" value="\$510.72"/>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$13.20"/>	<input type="text" value="\$13.20"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$2,015.56"/>	$\$1,989.41 - 40 = \$1,949.41$
	Repayment Overpayment Refund Amount	<input type="text" value="\$26.15"/>
Book/Page	<input type="text" value="8809"/>	<input type="text" value="580"/>

## 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 8809, Page 580, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07743, issued the 1st day of June, A.D., 2020

**TAX ACCOUNT NUMBER: 122981040 (0223-74)**

### DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF SW 1/4 S 0 DEG 11 MIN 08 SEC W ALG W LI 47 FT TO S R/W LI OF ST RD 4  
OR POB CONT S 0 DEG 11 MIN 08 SEC W ALG W LI 697 22/100 FT N 89 DEG 56 MIN 09 SEC E 326  
78/100 FT N 0 DEG 06 MIN 13 SEC E 697 22/100 FT TO S R/W LI OF RD S 89 DEG 56 MIN 09 SEC W  
ALG R/W 30 70/100 FT S 0 DEG 6 MIN 13 SEC W 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 147  
58/100 FT N 0 DEG 6 MIN 13 SEC E 147 58/100 FT S 89 DEG 56 MIN 9 SEC W 146 90/100 FT TO POB  
OR 6802 P 887**

**SECTION 11, TOWNSHIP 5 N, RANGE 32 W**

NAME IN WHICH ASSESSED: WILLIAM GREGORY SIMS

Dated this 9th day of January 2023.

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

WILLIAM GREGORY SIMS [0223-74]  
4581 W HWY 4  
CENTURY, FL 32535

**9171 9690 0935 0128 2309 28**

KIMBERLY DIANE SIMS [0223-74]  
4581 W HWY 4  
CENTURY, FL 32535

**9171 9690 0935 0128 2309 11**

*redeemed*

REdeemed  
ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0223-74

**Document Number:** ECSO22CIV042928NON

**Agency Number:** 23-002210

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 07743 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE WILLIAM GREGORY SIMS

**Defendant:**

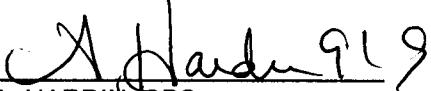
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 12/27/2022 at 9:10 AM and served same on WILLIAM GREGORY SIMS , at 4:58 PM on 1/3/2023 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: \_\_\_\_\_

  
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

## 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 February 6, 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 **EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of Tax Certificate No. 07743, 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 11, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122981040 (0223-74)

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

**WILLIAM GREGORY SIMS**

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** Monday in the month of February, which is the **6th day of February 2023**.

Dated this 13th day of December 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:

**WILLIAM GREGORY SIMS**  
4581 W HWY 4  
CENTURY, FL 32535

PAM CHILDEERS  
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**

*0223-74*

Document Number: ECSO22CIV042814NON

Agency Number: 23-002167

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07743 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: WILLIAM GREGORY SIMS

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/27/2022 at 9:06 AM and served same at 8:24 AM on 12/28/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*A Hardin 9/19*  
A. HARDIN, CPS

Service Fee: \$40.00  
Receipt No: BILL

# W A R N I N G

102157

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Dated this 13th day of December 2022.

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**Post Property:**

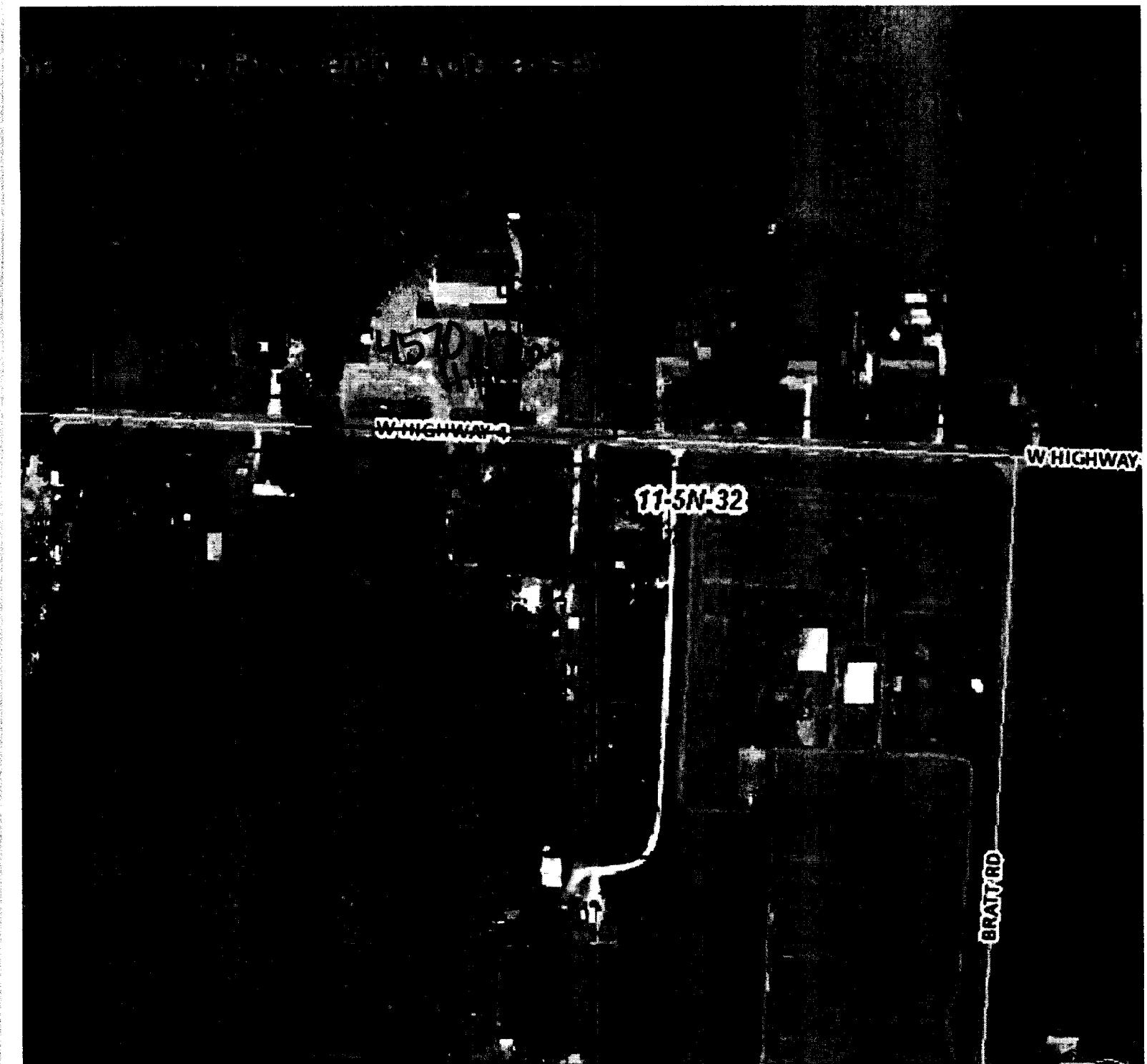
STATE RD 4 32535



**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

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SECTION 11, TOWNSHIP 5 N, RANGE 32 W  
TAX ACCOUNT NUMBER 122981040 (0223-74)

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WILLIAM GREGORY SIMS

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Dated this 22nd day of December 2022

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR14-1/25TD

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-07743** in the Escambia County Court was published in said newspaper in and was printed and released on January 4, 2023; January 11, 2023; January 18, 2023; and January 25, 2023.

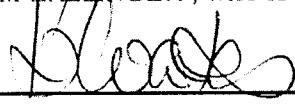
Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class 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 physical presence or online notarization, this 25th day of January, 2023, 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