

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200272

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
12-3223-000	2020/7777	06-01-2020	BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

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

<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)	
14. <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: _____ Date of sale <u>02/06/2023</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

16.25

**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 NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386



# 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

0223-16

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	ISAACKS ELOUISE 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568 2451 GREEN VILLAGE RD 12-3223-000 BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 F (Full legal attached.)	Certificate #	2020 / 7777		
		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)	
# 2020/7777	06/01/2020	799.71	39.99	839.70	
→ Part 2: Total*				839.70	
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)
# 2021/6124	06/01/2021	817.63	6.25	40.88	864.76
Part 3: Total*					864.76
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				1,704.46	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				820.56	
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)				2,900.02	
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:			Escambia, Florida 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](#)

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

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 305N321332000000 <b>Account:</b> 123223000 <b>Owners:</b> ISAACKS ELOUISE <b>Mail:</b> 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568 <b>Situs:</b> 2451 GREEN VILLAGE RD 32568 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <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>\$1,938</td> <td>\$47,454</td> <td>\$49,392</td> <td>\$47,853</td> </tr> <tr> <td>2020</td> <td>\$1,938</td> <td>\$41,565</td> <td>\$43,503</td> <td>\$43,503</td> </tr> <tr> <td>2019</td> <td>\$1,938</td> <td>\$40,007</td> <td>\$41,945</td> <td>\$41,945</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Market Value Breakdown Letter</a> <a href="#">Tax Estimator</a> <a href="#">File for New Homestead Exemption Online</a>	Year	Land	Imprv	Total	Cap Val	2021	\$1,938	\$47,454	\$49,392	\$47,853	2020	\$1,938	\$41,565	\$43,503	\$43,503	2019	\$1,938	\$40,007	\$41,945	\$41,945										
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/2007</td> <td>6118</td> <td>1386</td> <td>\$50,000</td> <td>WD</td> <td></td> </tr> <tr> <td>06/1997</td> <td>4144</td> <td>1907</td> <td>\$4,500</td> <td>WD</td> <td></td> </tr> <tr> <td>07/1994</td> <td>3619</td> <td>864</td> <td>\$3,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1987</td> <td>2379</td> <td>628</td> <td>\$5,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/2007	6118	1386	\$50,000	WD		06/1997	4144	1907	\$4,500	WD		07/1994	3619	864	\$3,000	WD		04/1987	2379	628	\$5,500	WD		<b>2021 Certified Roll Exemptions</b> None  <b>Legal Description</b> BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB...  <b>Extra Features</b> None
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<b>Parcel Information</b> <b>Section Map Id:</b> 30-5N-32 <b>Approx. Acreage:</b> 0.3444 <b>Zoned:</b> RMU <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	<div style="text-align: right;"> <a href="#">Launch Interactive Map</a> </div> <div style="text-align: center;"> <a href="#">View Florida Department of Environmental Protection (FDEP) Data</a> </div>
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### Buildings

Address: 2451 GREEN VILLAGE RD, Year Built: 1960, Effective Year: 1975, PA Building ID#: 16081

**Structural Elements**

**DECOR/MILLWORK-MINIMUM**

**DWELLING UNITS-1**

**EXTERIOR WALL-VINYL SIDING**

**FLOOR COVER-PINE/SOFTWOOD**

**FOUNDATION-WOOD/NO SUB FLR**

**HEAT/AIR-CENTRAL H/AC**

**INTERIOR WALL-DRYWALL-PLASTER**

**NO. PLUMBING FIXTURES-3**


**NO. STORIES-1**

**ROOF COVER-COMPOSITION SHG**

**ROOF FRAMING-GABLE**

**STORY HEIGHT-0**

**STRUCTURAL FRAME-WOOD FRAME**

 **Areas - 1355 Total SF**

**BASE AREA - 1271**

**OPEN PORCH FIN - 84**

31

BAS

31

18

14

9

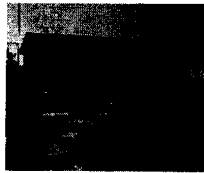
6

OFF

6

14

Images



2/22/2021 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:05/12/2022 (tc.4660)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 07777, 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 NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386**

**SECTION 30, TOWNSHIP 5 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 123223000 (0223-16)**

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

**ELOUISE ISAACKS**

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

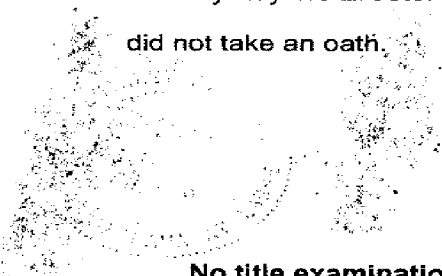

By:  
Emily Hogg  
Deputy Clerk



STATE OF ALABAMA

ESCAMBIA COUNTY

The foregoing conveyance was acknowledged before me this 29<sup>th</sup> day of March, 2007 by Rayford E. Jeter and Margaret M. Jeter, who are personally known to me and who did not take an oath.

  
  
NOTARY PUBLIC  
My commission expires: 10-12-2008.

No title examination was performed in the preparation of this document.

**This instrument prepared by:**

**Shirley D. Darby  
Attorney at Law  
P. O. Box 587  
Atmore, AL 36504**



STATE OF FLORIDA  
ESCAMBIA COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That we, **RAYFORD E. JETER** and **MARGARET M. JETER**, husband and wife, 7840 Rockaway Creek Road, Walnut Hill, FL 32568, hereinafter called Grantors, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt whereof is hereby acknowledged, do grant, bargain, sell, and convey unto **ELOUISE ISAACKS**, 2441 Green Village Road, Century, FL 32535, hereinafter called Grantee, her heirs, executors, administrators, and assigns forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Begin at the Northeast corner of the Southwest Quarter of Northeast Quarter of Section 30, Township 5 North, Range 32 West; thence run West 16 feet; thence South 200 feet to starting point; thence continue South 100 feet; thence West 150 feet; thence North 100 feet; thence East 150 feet back to the point of beginning, conveying 1/3 acre, more or less,

SUBJECT TO easements and reservations of record,  
together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And the Grantors covenant that they are well seized of an indefeasible estate in fee simple in the said property and have a good right to convey the same; that the property is free from encumbrances and that Grantors, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF the undersigned have hereunto set their hands and seals on this 29<sup>th</sup> day of March, 2007.

Signed, sealed and delivered  
in the presence of:

Linda Guyton  
Printed name: Linda Guyton

Sunni L. Moye  
Printed name: Sunni L. Moye

Rayford E. Jeter (SEAL)  
RAYFORD E. JETER

Margaret M. Jeter (SEAL)  
MARGARET M. JETER

**PROPERTY INFORMATION REPORT**

**November 29, 2022**

**Tax Account #:12-3223-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT  
N 100 FT E 150 FT TO POB OR 6118 P 1386**

**SECTION 30, TOWNSHIP 5 N, RANGE 32 W**

**TAX ACCOUNT NUMBER 12-3223-000(0223-16)**

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

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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** FEB 6, 2023

**TAX ACCOUNT #:** 12-3223-000

**CERTIFICATE #:** 2020-7777

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>2021</u> tax year.

**ELOUISE ISAACKS**  
**BOBBIE KAY MILLER**  
**ROBERT MCCORMICK**  
**JIMMIE ISAACKS**  
**2441 GREEN VILLAGE RD**  
**WALNUT HILL, FL 32568**

**ELOUISE ISAACKS AND**  
**2511 GREEN VILLAGE ROAD**  
**WALNUT HILL, FL 32568**

**ELOUISE ISAACKS**  
**ROBERT MCCORMICK**  
**2451 GREEN VILLAGE RD**  
**WALNUT HILL, FL 32568**

**BOBBIE KAY MILLER**  
**607 MCRAE ST APT C8**  
**ATMORE, AL 36502**

**ELOUISE ISAACKS**  
**2441 GREEN VILLAGE RD**  
**CENTURY, FL 32535**

**Certified and delivered to Escambia County Tax Collector, this 29<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**  
**CONTINUATION PAGE**

November 29, 2022

Tax Account #: **12-3223-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF ELOUISE ISAACKS, DECEASED**  
**By Virtue of Warranty Deed recorded 4/3/2007 in OR 6118/1386**

**ABTRACTOR'S NOTE: A PROBATE WAS STARTED FOR ELOISE ISAACKS, DECEASED BUT NEVER COMPLETED. WE HAVE INCLUDED THE HEIRS LISTED IN THAT PETITION FOR ADMINISTRATION FOR NOTICE.**

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 #: 12-3223-000**

**Assessed Value: \$2,638.00**

**Exemptions: NONE**

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

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

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



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 12-3223-000 CERTIFICATE #: 2020-7777

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 18, 2002 to and including November 18, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: November 29, 2022

## 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.

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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:

**ELOUISE ISAACKS**  
2451 GREEN VILLAGE RD  
WALNUT HILL, FL 32568

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

2451 GREEN VILLAGE RD 32568



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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SECTION 30, TOWNSHIP 5 N, RANGE 32 W

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

ELOUISE ISAACKS

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



**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 07777 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:

ELOUISE ISAACKS 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568	ELOUISE ISAACKS 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568
BOBBIE KAY MILLER 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568	ROBERT MCCORMICK 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568
JIMMIE ISAACKS 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568	ELOUISE ISAACKS 2511 GREEN VILLAGE ROAD WALNUT HILL, FL 32568
BOBBIE KAY MILLER 607 MCRAE ST APT CS ATMORE, AL 36502	ELOISE ISAACKS 2441 GREEN VILLAGE RD CENTURY, FL 32535

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

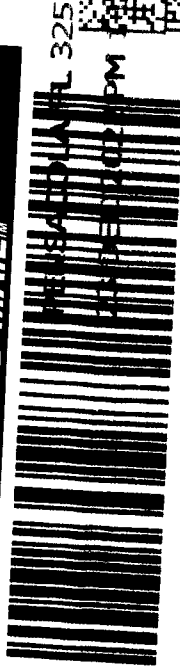


PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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

**CERTIFIED MAIL™**



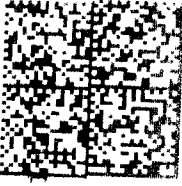
9171 9690 0935 0128 2272 25

quodfient

FIRST CLASS MAIL  
IM1

\$006.57

12/23/2022 ZIP 32502  
04/03/2025



US POSTAGE

1-3-2023

✓

ELOUISE ISAACKS [0223-16]  
2511 GREEN VILLAGE ROAD  
WALNUT HILL, FL 32568

FLA 12

344 US 1

0012/23/22

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

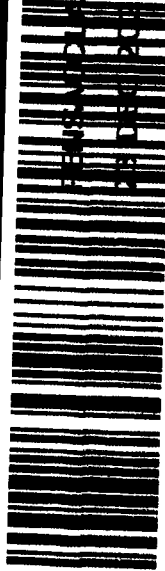
VAC 32502583335

BC: 32502583335 \*2638-01714-23-35



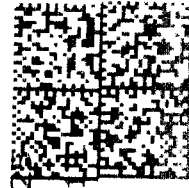
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



9171 9690 0935 0128 2272 18

quadrant



FIRST-CLASS MAIL  
IMb

\$006.57

12/23/2022 ZIP 32502  
063103 101505

US POSTAGE

BOBBIE KAY MILLER [0223]  
607 MCRAE ST APT CS  
ATMORE, AL 36502

NIALE

322 DE 1

0012/20/22

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

35502-00455

1.3.2573

ELOUISE ISAACKS [0223-16]  
2451 GREEN VILLAGE RD  
WALNUT HILL, FL 32568

**9171 9690 0935 0128 2272 70**

ELOUISE ISAACKS [0223-16]  
2441 GREEN VILLAGE RD  
WALNUT HILL, FL 32568

**9171 9690 0935 0128 2272 63**

BOBBIE KAY MILLER [0223-16]  
2441 GREEN VILLAGE RD  
WALNUT HILL, FL 32568

**9171 9690 0935 0128 2272 56**

ROBERT MCCORMICK [0223-16]  
2441 GREEN VILLAGE RD  
WALNUT HILL, FL 32568

**9171 9690 0935 0128 2272 49**

JIMMIE ISAACKS [0223-16]  
2441 GREEN VILLAGE RD  
WALNUT HILL, FL 32568

**9171 9690 0935 0128 2272 32**

ELOUISE ISAACKS [0223-16]  
2511 GREEN VILLAGE ROAD  
WALNUT HILL, FL 32568

**9171 9690 0935 0128 2272 25**

BOBBIE KAY MILLER [0223-16]  
607 MCRAE ST APT CS  
ATMORE, AL 36502

**9171 9690 0935 0128 2272 18**

ELOISE ISAACKS [0223-16]  
2441 GREEN VILLAGE RD  
CENTURY, FL 32535

**9171 9690 0935 0128 2272 01**

*Contact - Family*

## 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 CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 07777, 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 NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123223000 (0223-16)

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

**ELOUISE ISAACKS**

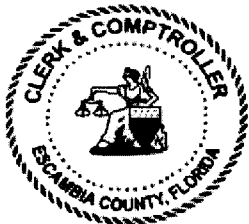
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Dated this 13th day of December 2022.

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:

2451 GREEN VILLAGE RD 32568



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0223-16

**Document Number:** ECSO22CIV042842NON

**Agency Number:** 23-002136

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 07777 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ELOUISE ISAACKS

**Defendant:**

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

Received this Writ on 12/27/2022 at 9:03 AM and served same at 9:23 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, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: TDH

## 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.

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Dated this 13th day of December 2022.

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### Personal Services:

**ELOUISE ISAACKS**  
2451 GREEN VILLAGE RD  
WALNUT HILL, FL 32568

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

## WARNING

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### Personal Services:

**ELOUISE ISAACKS**  
2451 GREEN VILLAGE RD  
WALNUT HILL, FL 32568

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
JAN 10 2023



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0223-16

**Document Number:** ECSO22CIV042815NON

**Agency Number:** 23-002179

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 07777 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE ELOUISE ISAACKS

**Defendant:**

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

Non-Executed

Received this Writ on 12/27/2022 at 9:07 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ELOUISE ISAACKS , Writ was returned to court UNEXECUTED on 12/28/2022 for the following reason:

PER GRANDSON, SUBJECT DIED 3 YEARS AGO.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

  
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



## 2022

## REAL ESTATE

## TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
12-3223-000	06		305N321332000000

ISAACKS ELOUISE  
2451 GREEN VILLAGE RD  
WALNUT HILL, FL 32568

PROPERTY ADDRESS:  
2451 GREEN VILLAGE RD

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

20/7777

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTIONS	TOTAL AD VALOREM TAXES	TAXES PAID
COUNTY	6.6165	52,638	0	52,638	348.28
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	60,325	0	60,325	118.36
BY STATE LAW	3.3120	60,325	0	60,325	199.80
WATER MANAGEMENT	0.0261	52,638	0	52,638	1.37
SHERIFF	0.6850	52,638	0	52,638	36.06
M.S.T.U. LIBRARY	0.3590	52,638	0	52,638	18.90
ESCAMBIA CHILDRENS TRUST	0.4365	52,638	0	52,638	22.98

TOTAL MILLAGE 13.3971

AD VALOREM TAXES \$745.75

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	AMOUNT
BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 See Additional Legal on Tax Roll	FP FIRE PROTECTION	125.33
NON-AD VALOREM ASSESSMENTS		\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$871.08

If Paid By	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Please Pay	\$853.66	\$862.37	\$871.08

RETAIN FOR YOUR RECORDS

## 2022 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312  
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Jan 31, 2023
	853.66
AMOUNT IF PAID BY	Feb 28, 2023
	862.37
AMOUNT IF PAID BY	Mar 31, 2023
	871.08
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
12-3223-000
PROPERTY ADDRESS
2451 GREEN VILLAGE RD

ISAACKS ELOUISE  
2451 GREEN VILLAGE RD  
WALNUT HILL, FL 32568



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

**Tax Deed - Redemption Calculator**

**Account: 123223000 Certificate Number: 007777 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="1/24/2023"/>
Months	10	9
Tax Collector	<input type="text" value="\$2,900.02"/>	<input type="text" value="\$2,900.02"/>
Tax Collector Interest	\$435.00	\$391.50
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,341.27	<u>\$3,297.77</u> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$68.40	\$61.56
Total Clerk	\$524.40	<u>\$517.56</u> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$52.80"/>	<input type="text" value="\$52.80"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,935.47	\$3,885.13
	Repayment Overpayment Refund Amount	\$50.34
Book/Page	<input type="text" value="8808"/>	<input type="text" value="1777"/>

**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 007777**

**Redeemed Date 1/24/2023**

**Name ROBERT MCCORMICK 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568**

Clerk's Total = TAXDEED	\$524.40 <b>\$3,775.33</b>
Due Tax Collector = TAXDEED	\$3,341.27
Postage = TD2	\$52.80
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

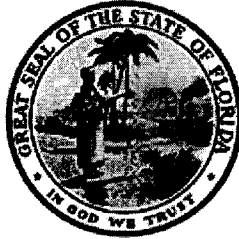
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**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: 123223000 Certificate Number: 007777 of 2020**

**Payor: ROBERT MCCORMICK 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568      Date  
1/24/2023**

Clerk's Check #	1	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$3,341.27
		Postage	\$52.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,935.47</del>

**\$3,775.33**  
**\$3845.13**

**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 8808, Page 1777, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07777, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 123223000 (0223-16)

DESCRIPTION OF PROPERTY:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT  
N 100 FT E 150 FT TO POB OR 6118 P 1386**

**SECTION 30, TOWNSHIP 5 N, RANGE 32 W**

NAME IN WHICH ASSESSED: ELOUISE ISAACKS

Dated this 24th day of January 2023.



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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ELOUISE ISAACKS

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 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

4WR1/4-1/25TD

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-07777 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 25<sup>th</sup> 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