



# 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

0223-06

<b>Part 1: Tax Deed Application Information</b>			
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	JAMES GEORGE EST OF 913 E CROSS ST PENSACOLA, FL 32503 913 E CROSS ST 14-2690-000 LT 4 AND W1/2 OF LT 5 BLK 314 NEW CITY TRACT OR 4780 P 1432 OR 5933 P 751 CA 62	Certificate #	2020 / 8364
		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)
# 2020/8364	06/01/2020	2,062.38	103.12	2,165.50
→ Part 2: Total*				2,165.50

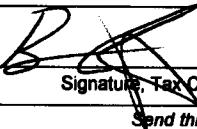
## **Part 3: Other Certificates Redeemed by Applicant (Other than County)**

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)
# 2021/6549	06/01/2021	2,138.97	6.25	106.95	2,252.17
Part 3: Total*					2,252.17

## **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)	4,417.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,190.16
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)	6,982.83

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
Signature, Tax Collector or Designee		Date May 6th, 2022

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

**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. <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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200275

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
14-2690-000	2020/8364	06-01-2020	LT 4 AND W1/2 OF LT 5 BLK 314 NEW CITY TRACT OR 4780 P 1432 OR 5933 P 751 CA 62

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

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

04-21-2022  
Application Date

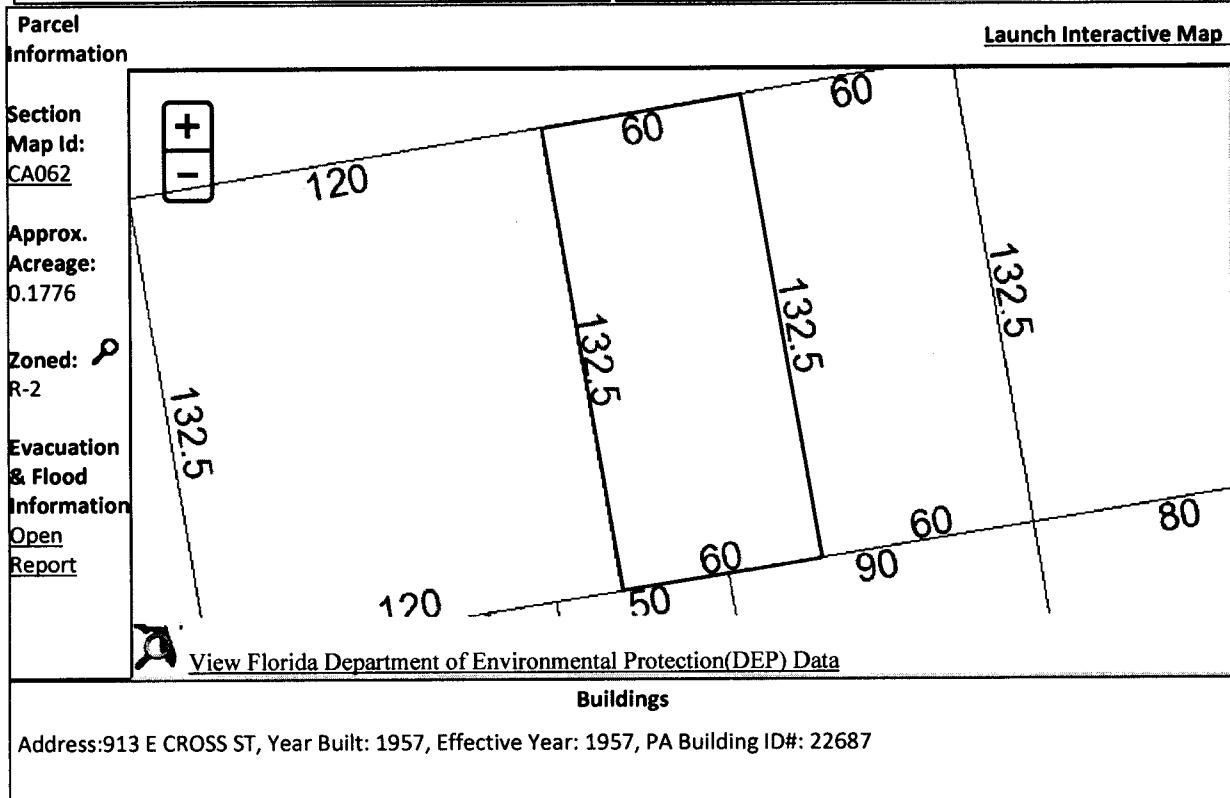


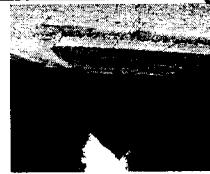
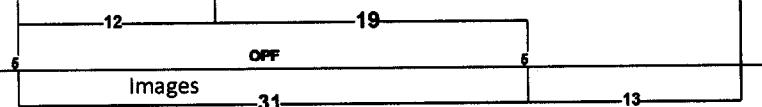
# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Nav. Mode ● Account ○ Parcel ID ▶
[Printer Friendly Version](#)

<b>General Information</b> <p>Parcel ID: 000S009025004314            Account: 142690000            Owners: JAMES GEORGE EST OF            Mail: 913 E CROSS ST            PENSACOLA, FL 32503            Situs: 913 E CROSS ST 32503            Use Code: SINGLE FAMILY RESID             Taxing Authority: PENSACOLA CITY LIMITS            Tax Inquiry: <a href="#">Open Tax Inquiry Window</a>  <small>Tax Inquiry link courtesy of Scott Lunsford            Escambia County Tax Collector</small></p>	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th><u>Cap Val</u></th></tr> </thead> <tbody> <tr> <td>2021</td><td>\$34,980</td><td>\$82,504</td><td>\$117,484</td><td>\$117,484</td></tr> <tr> <td>2020</td><td>\$34,980</td><td>\$72,416</td><td>\$107,396</td><td>\$107,396</td></tr> <tr> <td>2019</td><td>\$34,980</td><td>\$67,669</td><td>\$102,649</td><td>\$102,649</td></tr> </tbody> </table>	Year	Land	Imprv	Total	<u>Cap Val</u>	2021	\$34,980	\$82,504	\$117,484	\$117,484	2020	\$34,980	\$72,416	\$107,396	\$107,396	2019	\$34,980	\$67,669	\$102,649	\$102,649
Year	Land	Imprv	Total	<u>Cap Val</u>																	
2021	\$34,980	\$82,504	\$117,484	\$117,484																	
2020	\$34,980	\$72,416	\$107,396	\$107,396																	
2019	\$34,980	\$67,669	\$102,649	\$102,649																	
<b>Disclaimer</b>																					
<b>Market Value Breakdown Letter</b>																					
<b>Tax Estimator</b>																					
<b>File for New Homestead Exemption Online</b>																					
<b>2021 Certified Roll Exemptions</b> None																					
<b>Legal Description</b> LT 4 AND W1/2 OF LT 5 BLK 314 NEW CITY TRACT OR 4780 P 1432 OR 5933 P 751 CA 62																					
<b>Extra Features</b> CARPORT METAL BUILDING OPEN PORCH																					



**Structural Elements****DECOR/MILLWORK-ABOVE AVERAGE****DWELLING UNITS-1****EXTERIOR WALL-BRICK-COMMON****FLOOR COVER-HARDWOOD/PARQUET****FOUNDATION-WOOD/SUB FLOOR****HEAT/AIR-CENTRAL H/AC****INTERIOR WALL-DRYWALL-PLASTER****NO. PLUMBING FIXTURES-3****37****BSF****37****BAS****42****NO. STORIES-1****ROOF COVER-COMPOSITION SHG****ROOF FRAMING-HIP****STORY HEIGHT-0****STRUCTURAL FRAME-WOOD FRAME** Areas - 1848 Total SF**BASE AREA - 1249****BASE SEMI FIN - 444****OPEN PORCH FIN - 155**

8/25/2015 12:00:00 AM

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

Last Updated:05/12/2022 (tc.4121)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2022063639 6/22/2022 2:13 PM  
OFF REC BK: 8808 PG: 1546 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 08364**, issued the **1st day of June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 4 AND W1/2 OF LT 5 BLK 314 NEW CITY TRACT OR 4780 P 1432 OR 5933 P 751 CA 62**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 142690000 (0223-06)**

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

**EST OF GEORGE JAMES**

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 CHILDEERS**  
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 #: 14-2690-000 CERTIFICATE #: 2020-8364

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 1, 2002 to and including November 14, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,  
As President  
Dated: November 27, 2022

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

November 27, 2022  
Tax Account #: **14-2690-000**

1. The Grantee(s) of the last deed(s) of record is/are: **EQUIFIRST PROEPRTIES, LLC AND SHUNDRIA T MOORER**

**By Virtue of Order of Summary Administration recorded 10/27/2022 in OR 8881/476**

**ABSTRACTOR NOTE: IT APPEARS THE NAME OF LLC MAY BE MISSPELLED SO WE NOTIFIED BOTH SPELLINGS.**

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. **Judgment in favor of Community Enterprise Investments, Inc recorded 9/22/2006 OR 5996/351**

4. Taxes:

**Taxes for the year(s) 2019-2022 are delinquent.**

**Tax Account #: 14-2690-000**

**Assessed Value: \$129,232.00**

**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 #:** 14-2690-000

**CERTIFICATE #:** 2020-8364

**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.

**EST OF GEORGE JAMES**  
COLLEEN EVETTE MOORER AKA  
COLLEEN JAMES  
SHUNDRIA T MOORER  
913 E CROSS ST  
PENSACOLA, FL 32503

**COLLEEN E MOORER**  
1177 E LLOYD ST  
PENSACOLA, FL 32503

**EQUIFIRST PROPERTIES, LLC**  
AKA EQUIFIRST PROEPRTIES, LLC  
801 NORTHPOINT PKWY STE 141  
WEST PALM BEACH, FL 33407

**EQUIFIRST PROPERTIES, LLC**  
AKA EQUIFIRST PROEPRTIES, LLC  
1801 INDIAN RD STE 103  
WEST PALM BEACH, FL 33499

**EQUIFIRST PROPERTIES, LLC**  
AKA EQUIFIRST PROEPRTIES, LLC  
801 NORTHPOINT PKWY STE 14  
WEST PALM BEACH, FL 33407

Certified and delivered to Escambia County Tax Collector, this 27<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 27, 2022**  
**Tax Account #:14-2690-000**

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

**LT 4 AND W1/2 OF LT 5 BLK 314 NEW CITY TRACT OR 4780 P 1432 OR 5933 P 751 CA 62**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 14-2690-000(0223-06)**

PREPARED BY:

D. ANTHONY WASHNOCK, Attorney  
812 N. Spring Street  
Pensacola, FL 32501  
(no title work requested by client)

**QUITCLAIM DEED**

TAX APPRAISER'S PARCEL ID NO: 000S009025004314

THIS QUITCLAIM DEED made the 18<sup>th</sup> day of June, 2006, by **GEORGE JAMES**, a single man, and **COLLEEN EVETTE MOORER**, a single woman, hereinafter called the Grantors, to **GEORGE JAMES**, a single man as owner of property in fee simple absolute hereinafter called the Grantee,

**WITNESSETH:** That the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land situate in Escambia County, State of Florida, to-wit:

Lot 4 and the West half of Lot 5, Block 314, New City Tract, According to map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906.

Subject to taxes for current year and to valid easement and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record, as well as the Mortgage originally granted to Market Street Mortgage Corporation and its successors, grantees or assigns.

This property is commonly known as 913 East Cross Street, Pensacola, Florida 32503. This same legal description can be found in the OR Book 4780 Pg 1432 of Escambia County Florida.

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

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.

**SUBJECT** property is Grantor, George James' homestead. This is not the homestead of Grantor, Ms. Colleen Evette Moorer.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

George James  
George James, Grantor

Colleen E. Moorer  
Colleen Evette Moorer, Grantor

Marsha L. Allard  
Printed name (witness): Teana L. Allard

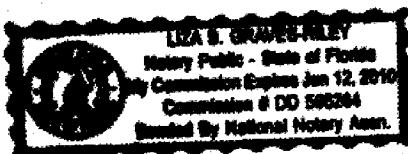
Marsha Boggs  
Printed name (witness): Marsha Boggs

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, **George James, grantor** and **Colleen Evette Moorer, grantor** to me known to be the person described in and who executed the foregoing instrument upon oath. Said person produced as identification:

WITNESS my hand and official seal in the County and State last aforesaid, this 16 day of June, 2006.

(SEAL)



Liza B. Grawer-Hiley  
Notary Public  
Printed name: Liza B. Grawer-Hiley  
My commission expires: January 12, 2010

Recorded in Public Records 11/8/2022 1:16 PM OR Book 8887 Page 259,  
Instrument #2022109356, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$1,120.00

Prepared by and return to:

Richard Carey, Esq.  
1801 Indian Rd  
Ste 103 & 104  
West Palm Beach, FL 33409  
(561) 247-1266

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the \_\_\_\_ day of August, 2022 between **Colleen James**, a single woman whose post office address is 913 E Cross St, Pensacola, FL 32503 Grantor, to **Equifirst Properties, LLC a Delaware Limited Liability Company**, whose post office address is 801 Northpoint Parkway, Ste 141, West Palm Beach, FL 33407 of the County of PALM BEACH, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in ESCAMBIA Florida, to-wit:

Lot 4 and the West half of Lot 5, Block 314, New City Tract, According to map of the City of Pensacola, copyrighted by Thomas C. Watson in 1906

This property is commonly known as 913 East cross Street, Pensacola, FL 32503. This same legal description can be found in the OR Book 4780 Pg 1432 of Escambia County Florida

**Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**

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

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

BK: 8887 PG: 260 Last Page

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lisa Robinson  
WITNESS  
PRINT NAME: Lisa Robinson

By: Colleen James  
Colleen James

WITNESS  
PRINT NAME: \_\_\_\_\_

RECORDED AS RECEIVED

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 28th day of August, 2022, by Colleen James.

Lisa Robinson

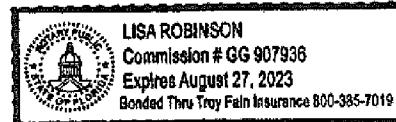
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:

Type of Identification

Produced: Florida Drivers License



Recorded in Public Records 09/22/2006 at 12:37 PM OR Book 5996 Page 351,  
Instrument #2006095826, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

COMMUNITY ENTERPRISE INVESTMENTS,  
INC.  
302 North Barcelona Street  
Pensacola, Florida 32502

Plaintiff,

vs.

COLLEEN E. MOORER  
1177 E. Lloyd Street, 204  
Pensacola, Florida 32503

Defendants.

/ Case No.: 2006-CC-004846  
Division: "V"

ERNE LEE MAGAH  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2006 SEP 19 1 A 4 30  
COUNTY CIVIL DIVISION  
FILED & RECORDED

FINAL JUDGMENT

THIS CAUSE having come before the Court upon the Complaint for Possession of Residential Real Property for Non-Payment of Rent filed by the Plaintiff and the Defendants having failed to post the required rent, the Court being fully advised, it is

ORDERED AND ADJUDGED as follows:

1. Plaintiff, Community Enterprise Investments, Inc., owner, have and recover possession of the premises described as 1177 E. Lloyd Street, 204, Pensacola, Florida from the Defendant.
2. Plaintiff is entitled to a Writ of Possession directed to the Sheriff of Escambia County directing the Sheriff to evict the Defendant from the subject premises and to place the Plaintiff in possession of it, for which let Writ of Possession issue.

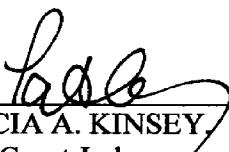
Case: 2006 CC 004846



00035290340

Dkt: CC1218 Pg#: 2

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida,  
this 19<sup>th</sup> day of September, 2006.



PATRICIA A. KINSEY,  
County Court Judge

Conformed copies to:  
Margaret T. Stopp, Esquire

Ms. Colleen E. Moorer  
1177 E. Lloyd Street, 204  
Pensacola, Florida 32503

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 08364 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:

EST OF GEORGE JAMES 913 E CROSS ST PENSACOLA, FL 32503	COLLEEN EVETTE MOORER AKA COLLEEN JAMES 913 E CROSS ST PENSACOLA, FL 32503
SHUNDRIA T MOORER 913 E CROSS ST PENSACOLA, FL 32503	EQUIFIRST PROPERTIES, LLC AKA EQUIFIRST PROEPRTIES, LLC 801 NORTHPOINT PKWY STE 141 WEST PALM BEACH, FL 33407
EQUIFIRST PROPERTIES, LLC AKA EQUIFIRST PROEPRTIES, LLC 801 NORTHPOINT PKWY STE 14 WEST PALM BEACH, FL 33407	COLLEEN E MOORER 1177 E LLOYD ST PENSACOLA, FL 32503
EQUIFIRST PROPERTIES, LLC AKA EQUIFIRST PROEPRTIES, LLC 1801 INDIAN RD STE 103 WEST PALM BEACH, FL 33499	COMMUNITY ENTERPRISE INVESTMENTS INC 302 NORTH BARCELONA ST PENASACOLA FL 32502

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 **CITRUS CAPITAL HOLDINGS LLC** holder of Tax Certificate No. 08364, issued the 1st day of **June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 4 AND W1/2 OF LT 5 BLK 314 NEW CITY TRACT OR 4780 P 1432 OR 5933 P 751 CA 62**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 142690000 (0223-06)**

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

**EST OF GEORGE JAMES**

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

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**Post Property:**

913 E CROSS ST 32503



**PAM CHILLERS**

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

By:  
Emily Hogg  
Deputy Clerk

## W A R N I N G

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Dated this 13th day of December 2022.

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### Personal Services:

**EST OF GEORGE JAMES**  
913 E CROSS ST  
PENSACOLA, FL 32503

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

EST OF GEORGE JAMES [0223-06]  
913 E CROSS ST  
PENSACOLA, FL 32503

**9171 9690 0935 0128 2279 66**

COLLEEN EVETTE MOORER AKA  
COLLEEN JAMES [0223-06]  
913 E CROSS ST  
PENSACOLA, FL 32503

**9171 9690 0935 0128 2279 59**

SHUNDRIA T MOORER [0223-06]  
913 E CROSS ST  
PENSACOLA, FL 32503

**9171 9690 0935 0128 2279 42**

EQUIFIRST PROPERTIES, LLC AKA  
EQUIFIRST PROEPRTIES, LLC  
[0223-06]  
801 NORTHPOINT PKWY STE 141  
WEST PALM BEACH, FL 33407

**9171 9690 0935 0128 2279 35**

EQUIFIRST PROPERTIES, LLC AKA  
EQUIFIRST PROEPRTIES, LLC  
[0223-06]  
801 NORTHPOINT PKWY STE 14  
WEST PALM BEACH, FL 33407

**9171 9690 0935 0128 2279 28**

COLLEEN E MOORER [0223-06]  
1177 E LLOYD ST  
PENSACOLA, FL 32503

**9171 9690 0935 0128 2279 11**

EQUIFIRST PROPERTIES, LLC AKA  
EQUIFIRST PROEPRTIES, LLC  
[0223-06]  
1801 INDIAN RD STE 103  
WEST PALM BEACH, FL 33499

**9171 9690 0935 0128 2279 04**

COMMUNITY ENTERPRISE  
INVESTMENTS INC [0223-06]  
302 NORTH BARCELONA ST  
PENASACOLA FL 32502

**9171 9690 0935 0128 2278 98**

*Contact -  
wife*

**Pam Childers**  
Clerk of the Circuit Court & Comptroller

UNIVERSAL READING

221 Palafox Place, Suite 110  
Pensacola, FL 32502

2021 DEC 29

COLLEEN E MOORE 0223-08  
1177 E LLOYD ST  
PENSACOLA, FL 32503

三六

9171 9690 0935 0128 2279 11

卷之三

U.S. POSTAGE

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0223-06

Document Number: ECSO22CIV042827NON

Agency Number: 23-002128

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08364 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: EST OF GEORGE JAMES

**Defendant:**

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

Received this Writ on 12/27/2022 at 9:02 AM and served same at 7:31 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:

  
K. HENLEY, CPS

Service Fee: \$40.00  
Receipt No: BILL

## W A R N I N G

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of Tax Certificate No. 08364, issued the 1st day of June, A.D., 2020 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 4 AND W1/2 OF LT 5 BLK 314 NEW CITY TRACT OR 4780 P 1432 OR 5933 P 751 CA 62**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 142690000 (0223-06)**

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

**EST OF GEORGE JAMES**

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:**

**913 E CROSS ST 32503**



**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**

0223-06

---

Document Number: ECSO22CIV042838NON

Agency Number: 23-002170

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08364 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: EST OF GEORGE JAMES

**Defendant:**

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

Received this Writ on 12/27/2022 at 9:06 PM and served same at 3:46 PM on 1/3/2023 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF GEORGE JAMES , the within named, to wit: COLLEEN JAMES, WIFE.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

  
K. HENLEY, CPS

Service Fee: \$40.00  
Receipt No: BILL

## 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.**

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**Personal Services:**

**EST OF GEORGE JAMES**  
913 E CROSS ST  
PENSACOLA, FL 32503

**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: 142690000 Certificate Number: 008364 of 2020**

**Payor: CALIBER TRUST LLC 801 NORTHPORt PKWY SUITE 141 WEST PALM BEACH FL  
 33407 Date 1/23/2023**

Clerk's Check #	1	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$8,036.50
		Postage	\$52.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,630.70

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By: Amber  
 Deputy Clerk

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

**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**

**Case # 2020 TD 008364**

**Redeemed Date 1/23/2023**

**Name CALIBER TRUST LLC 801 NORTHPORT PKWY SUITE 141 WEST PALM BEACH FL 33407**

Clerk's Total = TAXDEED	\$524.40
Due Tax Collector = TAXDEED	\$8,036.50
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
<b>FINANCIAL SUMMARY</b>					
No Information Available - See Dockets					



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

**Tax Deed - Redemption Calculator**

Account: 142690000 Certificate Number: 008364 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="1/23/2023"/> <span style="float: right;">112 112</span>
Months	10	9
Tax Collector	<input type="text" value="\$6,982.83"/>	<input type="text" value="\$6,982.83"/>
Tax Collector Interest	<input type="text" value="\$1,047.42"/>	<input type="text" value="\$942.68"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$8,036.50"/>	<input type="text" value="\$7,931.76"/> <span style="float: right;">TC</span>
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="\$68.40"/>	<input type="text" value="\$61.56"/> <span style="float: right;">CH</span>
Total Clerk	<input type="text" value="\$524.40"/>	<input type="text" value="\$517.56"/> <span style="float: right;">CH</span>
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	<input type="text" value="\$8,630.70"/>	<input type="text" value="\$8,519.12"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$111.58 + 40.00 = 151.58"/> <span style="float: right;">151.58</span>
Book/Page	<input type="text" value="8808"/>	<input type="text" value="1546"/> <span style="float: right;">redeemer</span>

## 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 1546, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08364, issued the 1st day of June, A.D., 2020

**TAX ACCOUNT NUMBER: 142690000 (0223-06)**

**DESCRIPTION OF PROPERTY:**

**LT 4 AND W1/2 OF LT 5 BLK 314 NEW CITY TRACT OR 4780 P 1432 OR 5933 P 751 CA 62**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

NAME IN WHICH ASSESSED: EST OF GEORGE JAMES

Dated this 23rd day of January 2023.

PAM CHILDEERS  
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 CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 08364, 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 00, TOWNSHIP 0 S. RANGE 00 W  
TAX ACCOUNT NUMBER 142690000 (0223-06)

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

EST OF GEORGE JAMES

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-08364** 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  
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

Brooklyn Faith Coates, NOTARY PUBLIC



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

US POSTAGE

CERTIFIED MAIL™



Pam Childers

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

PM CHILDREN  
PARK & OUTDOOR

SHUNDRA V MOORE 0223-001  
93<sup>rd</sup> E CROSS ST  
PENSACOLA, FL 32503

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172

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3500]

RER [02.  
RSS ST  
FL 3250]

THE MOON CROSSES ACOLA,

UNDR 912 PENS

SHI



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 7, 2025

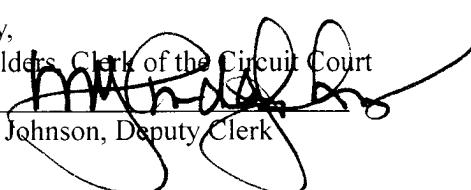
Caliber Trust LLC  
801 Northpoint Pkwy Ste 141  
West Palm Beach FL 33407

To Whom it May Concern,

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

Tax Deed case #:	Payable to:	Check #	Amount:
2DTD 08364	CALIBER TRUST	90034440	151.58

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

Sincerely,  
Pam Childers, Clerk of the Circuit Court  
By:   
Mylinda Johnson, Deputy Clerk