

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300289

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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
01-2331-075	2021/161	06-01-2021	UNIT D-207 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7786 P 248

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
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-26-2023
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	37,154.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/07/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



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

0224-08

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 26, 2023
Property description	LEVINS JOSHUA E LEVINS KRISTINA NELLUMS 2813 LANGLEY AVE D207 PENSACOLA, FL 32504 2813 LANGLEY AVE D207 01-2331-075 UNIT D-207 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7786 P 248	Certificate #	2021 / 161
		Date certificate issued	06/01/2021

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)
# 2021/161	06/01/2021	678.68	33.93	712.61
→Part 2: Total*				712.61

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)
# 2022/200	06/01/2022	684.83	6.25	34.24	725.32
Part 3: Total*					725.32

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)	1,437.93
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	606.11
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)	2,419.04

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: <u>Jennifer T. Cassidy</u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>May 31st, 2023</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$6.25



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information

Parcel ID: 141S291180207004
Account: 012331075
Owners: LEVINS JOSHUA E
 LEVINS KRISTINA NELLUMS
Mail: 2813 LANGLEY AVE D207
 PENSACOLA, FL 32504
Situs: 2813 LANGLEY AVE D207 32504
Use Code: CONDO-RES UNIT
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2022	\$0	\$97,020	\$97,020	\$74,308
2021	\$0	\$75,460	\$75,460	\$72,144
2020	\$0	\$71,148	\$71,148	\$71,148

Disclaimer

Tax Estimator

[File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/29/2017	7786	248	\$75,000	WD	
12/1988	2638	680	\$36,000	WD	
06/1985	2084	884	\$55,000	WD	

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2022 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

UNIT D-207 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN
 COMMON ELEMENTS OR 7786 P 248

Extra Features

None

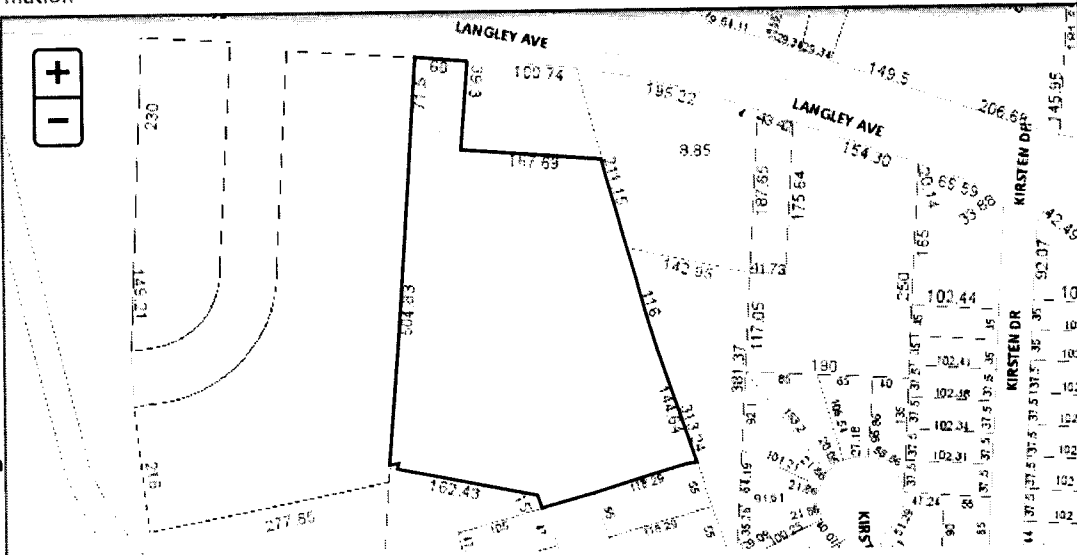
Parcel Information

Section Map Id:
 14-1S-29

Approx. Acreage:
 2.7254

Zoned:
 HDMU
 HDMU

Evacuation & Flood Information
[Open Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 2813 LANGLEY AVE D207, Year Built: 1984, Effective Year: 1984, PA Building ID#: 39244

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

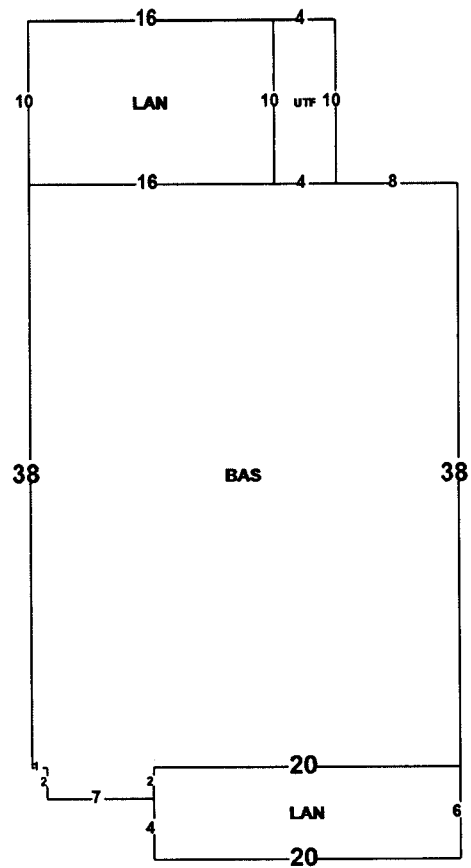
NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-WOOD FRAME/TRUS

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



Areas - 1398 Total SF

BASE AREA - 1078

LANAI - 280

UTILITY FIN - 40

Images



4/18/2016 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:06/02/2023 {tc.3130}

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 00161**, issued the **1st** day of **June, A.D., 2021** 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:

UNIT D-207 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7786 P 248

SECTION 14, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012331075 (0224-08)

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

JOSHUA E LEVINS and KRISTINA NELLUMS LEVINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **7th** day of **February 2024**.

Dated this 2nd day of June 2023.

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 #: 01-2331-075 CERTIFICATE #: 2021-161

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 10, 2003 to and including November 10, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: November 13, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 13, 2023

Tax Account #: **01-2331-075**

1. The Grantee(s) of the last deed(s) of record is/are: **JOSHUA E. LEVINS AND KRISTINA NELLUMS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

By Virtue of Warranty Deed recorded 10/3/2017 in OR 7786/248

ABTRACTOR'S NOTE: WE FIND MARRIAGE LICENSE OF JOSHUA E. LEVINS AND KRISTINA NELLUMS RECORDED 11/17/2017 - OR 7811/265

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. **Mortgage in favor of Donald J. Primrose and Virginia Primrose recorded 10/03/2017 – OR 7786/250.**

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 01-2331-075

Assessed Value: \$76,537.00

Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **LA CHATEAU CONDOMINIUM ASSOCIATION, INC.**

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 7, 2024

TAX ACCOUNT #: 01-2331-075

CERTIFICATE #: 2021-161

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

YES	NO	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☒	☐	Homestead for <u>2022</u> tax year.

**JOSHUA E LEVINS AND
KRISTINA NELLUMS AKA
KRISTINA NELLUMS LEVINS
2813 LANGLEY AVE D207
PENSACOLA, FL 32504**

**DONALD J PRIMROSE AND
VIRGINIA PRIMROSE
147 PRESWICK PL
HUNTSVILLE, AL 35806**

**LA CHATEAU CONDOMINIUM
ASSOCIATION, INC
855 HWY 29 S
CANTONMENT, FL 32533**

**CHATEAU CONDOMINIUM
ASSOCIATION, INC
2813 LANGLEY AVE
PENSACOLA, FL 32504**

Certified and delivered to Escambia County Tax Collector, this 13th day of November, 2023.

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 13, 2023

Tax Account #:01-2331-075

LEGAL DESCRIPTION EXHIBIT "A"

**UNIT D-207 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7786 P
248**

SECTION 14, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-2331-075(0224-08)

Sales Price: \$75,000.00
Rec \$18.50
Doc \$525.00
Prepared by:
Barbara C Aubain, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 141S291180207604

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated **October 02, 2017** by **Donald J Primrose and Virginia Primrose husband and wife**, whose post office address is **147 Preswick Pl Huntsville, Alabama 35806** hereinafter called the GRANTOR, to **Joshua E Levins and Kristina Nellums, as joint tenants with full rights of survivorship** whose post office address is **2813 Langley Ave D207 Pensacola, Florida 32504** hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$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, Florida, viz:

Legal Description is attached and made a part hereof in Exhibit "A"

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. Witness: Mary C. Farber
1. Witness Print Name: Mary C. Farber
2. Witness: Kathy Buescher
2. Witness Print Name: Kathy Buescher
3. Witness: Andy Dennis
3. Witness Print Name: ANDY DENNIS
4. Witness: Carne Houdyshell
4. Witness Print Name: Carne Houdyshell

Donald J Primrose
Donald J Primrose

Virginia Primrose
Virginia Primrose

STATE OF
COUNTY OF

THE FOREGOING INSTRUMENT was acknowledged before me this 9-26-2017 by **Donald J Primrose a married man** who is either personally known to me or who produced a driver's license as identification.

Jeanette Morales
Notary Public
Print Name: Jeanette Morales
My Commission Expires: 8-26-2021

THE FOREGOING INSTRUMENT was acknowledged before me this 9/29/2017 by **Virginia Primrose a married woman** who is either personally known to me or who produced a driver's license as identification.

Dallin I Millan
Notary Public
Print Name: DALLIN I MILLAN
My Commission Expires:

My Commission Expires: June 22, 2020

Exhibit "A" - Legal Description

Unit D-207, LA CHATEAU, a Condominium, according to Declaration of Condominium, as recorded in O.R. Book 1904 at Page 823, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements according to said declaration.

Rec: \$27.00
Doc: \$262.50
Int: \$150.00

Prepared by:

Barbara C Aubain, an employee of
Citizens Title Group, Inc.,
7139 - R North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
File Number: 17-091101
Parcel ID #: 141S291180207004

MORTGAGE DEED (INDIVIDUAL)

This MORTGAGE DEED, executed on **October 02, 2017** by **Joshua E Levins and Kristina Nellums, as joint tenants with full rights of survivorship**, whose post office address is **2813 Langley Ave D207 Pensacola, Florida 32504**, hereinafter called the MORTGAGOR, to **Donald J Primrose and Virginia Primrose**, whose post office address is , hereinafter called the MORTGAGEE:

(Wherever used herein the terms "MORTGAGOR" and "MORTGAGEE" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "NOTE" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the MORTGAGOR hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the MORTGAGOR is now seized and in possession situate in **Escambia County, Florida**, viz:

Unit D-207, LA CHATEAU, a Condominium, according to Declaration of Condominium, as recorded in O.R. Book 1904 at Page 823, of the Public Records of Escambia County, Florida, together with an undivided interest in the common elements according to said declaration.

TO HAVE AND TO HOLD, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issue and profits thereof, unto the mortgagee, in fee simple.

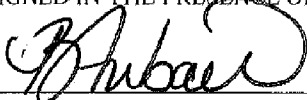
AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note attached as Exhibit B hereto, and shall perform, comply with and abide by each and every covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, and be determined to be null and void.

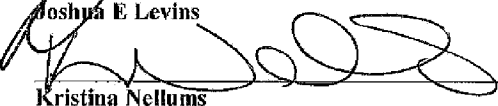
AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than Full Insurable Value in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within **15** days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, MORTGAGOR has signed and sealed these presents the date set forth above.
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:


1. Witness
1. Witness Print Name: Barbara Aubain

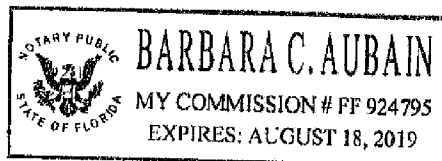
2. Witness
2. Witness Print Name: Barbara MOSELEY


Joshua E Levins

Kristina Nellums

STATE OF **FLORIDA**
COUNTY OF **ESCAMBIA**

THE FOREGOING INSTRUMENT was sworn and subscribed before me this **October 02, 2017** by **Joshua E Levins and Kristina Nellums**, as **joint tenants with full rights of survivorship**, who is/are personally known to me or who has/have produced a driver's licenses as identification.

(SEAL)




Notary Public
Print Name:
My Commission Expires:

File Number: 17-091101

MORTGAGE NOTE (INDIVIDUAL)

October 02, 2017

FOR VALUE RECEIVED, the undersigned, hereinafter "Maker", (jointly and severally, if more than one) promises to pay to **Donald J Primrose and Virginia Primrose**, hereinafter "Holder" or "Payee", or order, in the manner hereinafter specified, the principal sum of **Seventy Five Thousand dollars & no cents** dollars (\$75,000.00) with interest from **October 02, 2017** at the rate of 0 percent, per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at 147 Preswick Place, Huntsville, AL 35806 or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

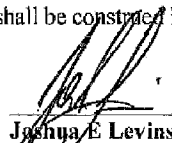
Payable in **120** consecutive monthly principal and interest installments in the amount of **\$625** commencing 1st payment due on 11/01/2017 and final installment due on 10/01/2027 in the amount of **\$625**

THIS NOTE with interest is secured by a mortgage on real estate, of even date herewith, made by the Maker hereof in favor of the said Payee and shall be construed and enforced according to the laws of the State of Florida. The terms of said mortgage are by this reference made a part hereof.

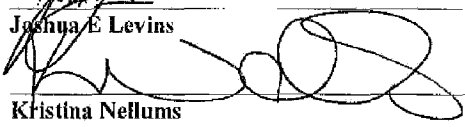
IF DEFAULT be made in the payment of any of the sums or interest mentioned herein or in said mortgage, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the Holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

EACH PERSON liable herein whether Maker or Endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if after maturity of this note or default hereunder or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

WHENEVER used herein the terms "Holder", "Maker" and "Payee" shall be construed in the singular or plural as the context may require or admit.



Joshua E Levins



Kristina Nellums

Maker's address:
2813 Langley Ave D207
Pensacola, Florida 32504

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 00161 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 21, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOSHUA E LEVINS KRISTINA NELLUMS LEVINS
2813 LANGLEY AVE D207 2813 LANGLEY AVE D207
PENSACOLA, FL 32504 PENSACOLA, FL 32504

DONALD J PRIMROSE VIRGINIA PRIMROSE
147 PRESWICK PL 147 PRESWICK PL
HUNTSVILLE, AL 35806 HUNTSVILLE, AL 35806

LA CHATEAU CONDOMINIUM ASSOCIATION, INC CHATEAU CONDOMINIUM ASSOCIATION, INC
855 HWY 29 S 2813 LANGLEY AVE
CANTONMENT, FL 32533 PENSACOLA, FL 32504

WITNESS my official seal this 21th day of December 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 7, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 00161, issued the 1st day of June, A.D., 2021 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:

UNIT D-207 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7786 P 248

SECTION 14, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012331075 (0224-08)

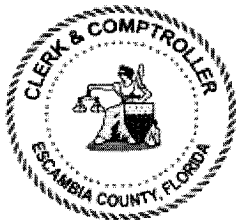
The assessment of the said property under the said certificate issued was in the name of

JOSHUA E LEVINS and KRISTINA NELLUMS LEVINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **7th** day of February 2024.

Dated this 14th day of December 2023.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:

2813 LANGLEY AVE D207 32504



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

By:
Emily Hogg
Deputy Clerk

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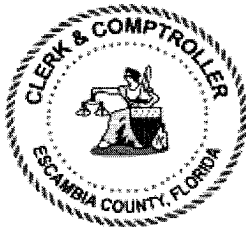
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Personal Services:

JOSHUA E LEVINS
2813 LANGLEY AVE D207
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

KRISTINA NELLUMS LEVINS
2813 LANGLEY AVE D207
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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



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

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

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

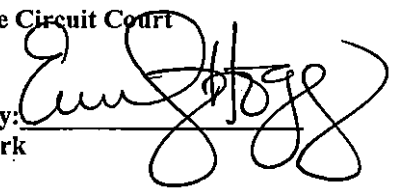
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 012331075 Certificate Number: 000161 of 2021

Payor: KRISTINA R LEVINS 2813 LANGLEY AVE D207 PENSACOLA, FL 32504 Date
1/8/2024

Clerk's Check #	458351821	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$2,788.15
		Postage	\$43.26
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,372.81

\$3,269.42
\$3329.68

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>

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 # 2021 TD 000161

Redeemed Date 1/8/2024

Name KRISTINA R LEVINS 2813 LANGLEY AVE D207 PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$524.40	\$524.40 \$3,269.42
Due Tax Collector = TAXDEED	\$2,788.15	
Postage = TD2	\$43.26	
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: 012331075 Certificate Number: 000161 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 2/7/2024	Redemption Date 1/8/2024
Months	10	9
Tax Collector	\$2,419.04	\$2,419.04
Tax Collector Interest	\$362.86	\$326.57
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,788.15	\$2,751.86 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$68.40	\$61.56
Total Clerk	\$524.40	\$517.56 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$43.26	\$43.26
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,372.81	\$3,329.68
	Repayment Overpayment Refund Amount	\$43.13
Book/Page	8990	731

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 8990, Page 731, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00161, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 012331075 (0224-08)

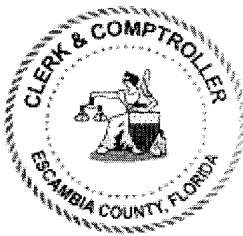
DESCRIPTION OF PROPERTY:

UNIT D-207 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7786 P
248

SECTION 14, TOWNSHIP 1 S, RANGE 29 W

NAME IN WHICH ASSESSED: JOSHUA E LEVINS and KRISTINA NELLUMS LEVINS

Dated this 8th day of January 2024.



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

0224-08

Document Number: ECSO23CIV046345NON

Agency Number: 24-002351

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00161 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOSHUA E LEVINS AND KRISTINA NELLUMS LEVINS

Defendant:

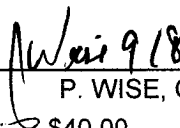
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 12/27/2023 at 8:55 AM and served same on JOSHUA E LEVINS , at 8:47 AM on 12/29/2023 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: _____

 9/18

P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

WARNING

002001

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Personal Services:

JOSHUA E LEVINS
2813 LANGLEY AVE D207
PENSACOLA, FL 32504

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 2024

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0224-08

Document Number: ECSO23CIV046348NON

Agency Number: 24-002353

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00161 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOSHUA E LEVINS AND KRISTINA NELLUMS LEVINS

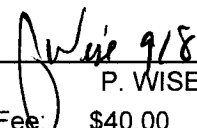
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/27/2023 at 8:55 AM and served same at 8:10 AM on 12/28/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:  9/8

P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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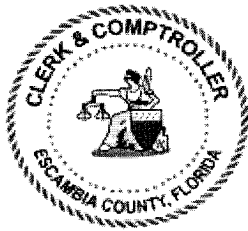
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Post Property:

2813 LANGLEY AVE D207 32504



**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 2024

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0224-08

Document Number: ECSO23CIV046347NON

Agency Number: 24-002352

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00161 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOSHUA E LEVINS AND KRISTINA NELLUMS LEVINS

Defendant:

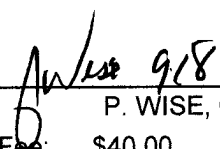
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 12/27/2023 at 8:55 AM and served same on KRISTINA NELLUMS LEVINS , in ESCAMBIA COUNTY, FLORIDA, at 8:47 AM on 12/29/2023 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JOSHUA LEVINS, HUSBAND, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 9/8
P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: KMJACKSON

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Personal Services:

KRISTINA NELLUMS LEVINS
2813 LANGLEY AVE D207
PENSACOLA, FL 32504

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 2024

JOSHUA E LEVINS [0224-08]
2813 LANGLEY AVE D207
PENSACOLA, FL 32504

KRISTINA NELLUMS LEVINS
[0224-08]
2813 LANGLEY AVE D207
PENSACOLA, FL 32504

9171 9690 0935 0128 0717 98

9171 9690 0935 0128 0717 81

DONALD J PRIMROSE [0224-08]
147 PRESWICK PL
HUNTSVILLE, AL 35806

VIRGINIA PRIMROSE [0224-08]
147 PRESWICK PL
HUNTSVILLE, AL 35806

9171 9690 0935 0128 0717 74

9171 9690 0935 0128 0717 67

LA CHATEAU CONDOMINIUM
ASSOCIATION, INC [0224-08]
855 HWY 29 S
CANTONMENT, FL 32533

CHATEAU CONDOMINIUM
ASSOCIATION, INC [0224-08]
2813 LANGLEY AVE
PENSACOLA, FL 32504

9171 9690 0935 0128 0717 50

9171 9690 0935 0128 0717 43

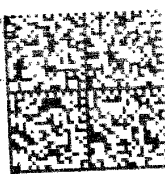
Redeemed

IA
62504-999999

CERTIFIED MAIL™



9171 9690 0935 0128 0717 67



quadiant
FIRST-CLASS MAIL
IMI
\$007.18⁹
12/21/2023 ZIP 32502
043M31219251

US POSTAGE

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 410
Pensacola, FL 32502

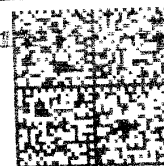
2024 JUN 23
PENSACOLA, FL 32502

VIRGINIA PRIMROSE [0224-08]
147 PRESWICK PL
HUNTSVILLE, AL 35806

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UNABLE TO FORWARD
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Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAUL G. DUBOIS, JR.
CLERK & COMPANY

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DONALD J PRIMROSE [0224-08]

147 PRESWICK PL

HUNTSVILLE, AL 35806

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2000 年 12 月 10 日

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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 ATCF II FLORIDA-A LLC holder of Tax Certificate No. 00161, issued the 1st day of June, A.D., 2021 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:

UNIT D-207 LA CHATEAU CONDOMINIUM ALSO 1/36 INT IN COMMON ELEMENTS OR 7786 P 248

SECTION 14, TOWNSHIP 1 S, RANGE 29 W
TAX ACCOUNT NUMBER 012331075 (0224-08)

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

JOSHUA E LEVINS and KRISTINA NELLUMS
LEVINS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of February, which is the 7th day of February 2024.

Dated this 21st day of December 2023.

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

4WR1/3-1/24TD

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 2021-TD-00161 in the Escambia County Court was published in said newspaper in and was printed and released on January 3, 2024; January 10, 2024; January 17, 2024; and January 24, 2024.

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 24th day of January, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



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