

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300382

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126,

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
01-4333-000	2021/285	06-01-2021	BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30

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

JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126

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

04-26-2023  
Application Date

**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>11/01/2023</u>	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

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

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

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

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

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

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

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

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

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

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

**Clerk of Court (complete Part 5)**

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

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

BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30



# 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

1123.55

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 26, 2023
Property description	HD DEVELOPMENTS LLC 2299 ELNA RD CANTONMENT, FL 32533 2400 BLK GREENBRIER BLVD 01-4333-000 BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/1 (Full legal attached.)	Certificate #	2021 / 285
		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)
# 2021/285	06/01/2021	324.29	16.21	340.50
→ Part 2: Total*				340.50

## 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)
# 2022/324	06/01/2022	328.10	6.25	16.41	350.76
# 2020/356	06/01/2020	326.25	6.25	35.68	368.18
Part 3: Total*					718.94

## 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)	1,059.44
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	277.50
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. <b>Total Paid (Lines 1-6)</b>	<b>1,711.94</b>

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

Sign here:  <i>Jennifer T. Cassidy</i> Signature, Tax Collector or Designee	Escambia, Florida Date <u>May 8th, 2023</u>
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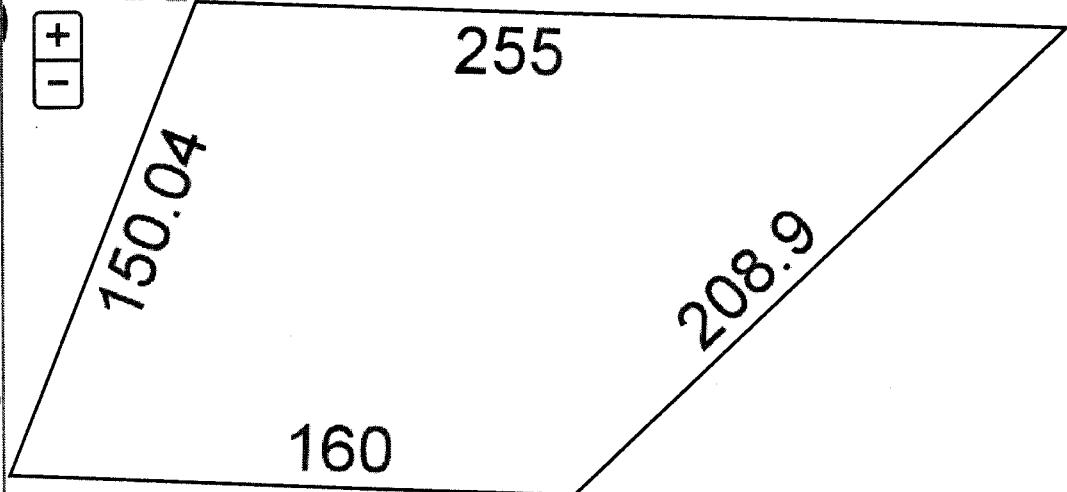
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$6.25

Section  
Map Id:  
06-1S-30-1

Approx.  
Acreage:  
0.6777

Zoned:   
MDR  
  
Evacuation  
& Flood  
Information  
[Open  
Report](#)



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

Buildings

Images

None

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

Last Updated:05/09/2023 (tc.4244)



# Chris Jones

## Escambia County Property Appraiser

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

General Information						Assessments				
<b>Parcel ID:</b> 0615301000001024						Year	Land	Imprv	Total	Cap Val
<b>Account:</b> 014333000						2022	\$15,200	\$0	\$15,200	\$15,200
<b>Owners:</b> HD DEVELOPMENTS LLC						2021	\$15,200	\$0	\$15,200	\$15,200
<b>Mail:</b> 2299 ELNA RD CANTONMENT, FL 32533						2020	\$15,200	\$0	\$15,200	\$15,200
<b>Situs:</b> 2400 BLK GREENBRIER BLVD 32514						<b>Disclaimer</b>				
<b>Use Code:</b> VACANT RESIDENTIAL						<b>Tax Estimator</b>				
<b>Taxing Authority:</b> COUNTY MSTU						<b>File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a>										
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2022 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Year	Land	Imprv	Total	Cap Val
03/22/2018	7881	1969	\$100	WD		2022	\$15,200	\$0	\$15,200	\$15,200
03/22/2018	7875	748	\$11,400	WD		2021	\$15,200	\$0	\$15,200	\$15,200
03/22/2018	7875	745	\$11,400	WD		2020	\$15,200	\$0	\$15,200	\$15,200
03/22/2018	7875	740	\$11,400	WD						
12/18/2012	6954	228	\$16,700	TR						
12/18/2012	6954	224	\$16,700	TR						
12/18/2012	6954	220	\$16,700	TR						
12/1998	4354	207	\$100	WD						
12/1998	4354	183	\$100	WD						
01/1976	966	399	\$10,000	WD						
01/1968	4	333	\$25,000	OJ						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller										
<b>Parcel Information</b>						<b>Launch Interactive Map</b>				

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037586 5/11/2023 1:08 PM  
OFF REC BK: 8975 PG: 1442 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 00285, 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:

**BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30**

**SECTION 06, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 014333000 (1123-55)**

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

**HD DEVELOPMENTS LLC**

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 November, which is the 1st day of November 2023.**

Dated this 10th day of May 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 #: 01-4333-000 CERTIFICATE #: 2021-0285

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: August 2, 2003 to and including August 2, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: August 14, 2023

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

August 14, 2023  
Tax Account #: **01-4333-000**

1. The Grantee(s) of the last deed(s) of record is/are: **HD DEVELOPMENTS LLC**

**By Virtue of Statutory Warranty Deed recorded 3/26/2018 in OR 7875/740, Statutory Warranty Deed recorded 3/26/2018 in OR 7875/745, Corrective Statutory Warranty Deed recorded 4/10/2018 in OR 7881/1969 and Statutory Warranty Deed recorded 3/26/2018 in OR 7875/748**

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) 2019-2022 are delinquent.**

**Tax Account #: 01-4333-000**

**Assessed Value: \$15,200.00**

**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:** NOV 1, 2023

**TAX ACCOUNT #:** 01-4333-000

**CERTIFICATE #:** 2021-0285

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 2022 tax year.

**HD DEVELOPMENTS LLC**  
**2299 ELNA RD**  
**CANTONMENT, FL 32533**

Certified and delivered to Escambia County Tax Collector, this 14<sup>th</sup> day of August, 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**

**August 14, 2023**  
**Tax Account #:01-4333-000**

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

**BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG  
15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E  
LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB  
S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30**

**SECTION 06, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 01-4333-000(1123-55)**

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

Recorded in Public Records 3/26/2018 3:31 PM OR Book 7875 Page 740,  
Instrument #2018023577, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00 Deed Stamps \$79.80

This Instrument Prepared By:  
John W. Monroe, Jr., Esq.  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, Florida 32502  
B1213-031850

STATE OF FLORIDA

COUNTY OF ESCAMBIA

**STATUTORY WARRANTY DEED**

**THIS INDENTURE** made and entered into on this the 22<sup>nd</sup> day of March, 2018, by and between **Patrick G. Emmanuel, Jr. (Successor Co-Trustee), and Vicki Ann Baroco (formerly Vicki Baroco Willis), as Co-Trustees of the Irrevocable Trust for the benefit of Ronald Anthony Baroco, dated the 30th day of September, 1994**, whose address is P. O. Box 10729, Pensacola, FL 32524 ("Grantor"), and **HD Developments, L.L.C., a Delaware limited liability company**, whose address is 2299 Elna Road, Cantonment, FL 32533 ("Grantee").

**WITNESSETH:** For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey until the Grantee, its successors and assigns, the following described property, lying and being in the County of Escambia, State of Florida, to-wit:

Grantor conveys its one-third (1/3) undivided interest in the real property described on the attached Exhibit "A" made a part hereof as if set forth in full herein.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on the day and year first above written.

**SIGNATURES ON FOLLOWING PAGE ONLY**

BK: 7875 PG: 741

Signed, sealed and delivered  
in the presence of:

Print Name: Alan B Bookman

Print Name: Mary Kheel

Print Name: Alan B Bookman

Print Name: Mary Kheel

Patrick G. Emmanuel, Jr.

Patrick G. Emmanuel, Jr. as Successor Co-Trustee of the Irrevocable Trust for the benefit of Ronald Anthony Baroco, dated the 30<sup>th</sup> day of September, 1994.

Vicki Ann Baroco

Vicki Ann Baroco (formerly Vicki Baroco Willis) as Co-Trustee of the Irrevocable Trust for the benefit of Ronald Anthony Baroco, dated the 30th day of September, 1994.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2018, by **Patrick G. Emmanuel, Jr., as Successor Co-Trustee of the Irrevocable Trust for the benefit of Ronald Anthony Baroco, dated the 30<sup>th</sup> day of September, 1994**, on behalf of the Trust, who is personally known to me or who produced \_\_\_\_\_ as identification.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA



ALAN BART BOOKMAN  
Notary Public, State of Florida  
My Comm. Expires Apr. 24, 2019  
Commission No. FF 199653

Notary Public

Alan Bart Bookman

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2018, by **Vicki Ann Baroco (formerly Vicki Baroco Willis), as Co-Trustee of the Irrevocable Trust for the benefit of Ronald Anthony Baroco, dated the 30th day of September, 1994**, on behalf of the Trust, who is personally known to me or who produced \_\_\_\_\_ as identification.



ALAN BART BOOKMAN  
Notary Public, State of Florida  
My Comm. Expires Apr. 24, 2019  
Commission No. FF 199653

Notary Public

Alan Bart Bookman

**BK: 7875 PG: 742****EXHIBIT "A"**

Lot 10 In Block Q of Scenic Hills Country Club Subdivision, a subdivision of a portion of Sections 5 and 6 , Township 1 South, Range 30 West, in Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 4, at page 77, of the public records of said County.

AND that parcel of property described as follows:

Commencing at the Northeast corner of Lot 10, Block Q of Scenic Hills Country Club Subdivision, as recorded in Plat Book 4, at page 77, of the public records of Escambia County, Florida, for the Point of Beginning; thence North 89 degrees 15 minutes East along the South right-of-way line a distance of 255 feet; thence South 44 degrees 15 minutes West a distance of 208.9 feet; thence South 89 degrees 15 minutes West a distance of 160 feet to the Southeast corner of said Lot 10; thence North 20 degrees 20 minutes East along the East line of said Lot 10 a distance of 150.04 feet to the Point of Beginning, said parcel lying and being In Sections 5 and 6, Township 1 South, Range 30 West.

BK: 7875 PG: 743

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

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

Name of Roadway: Greenbriar Blvd

Legal Address of Property: 2 Lots in 2400 Blk of Greenbriar Blvd, Pensacola, Florida 32514

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

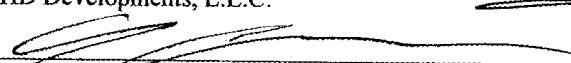
This form completed by:

John W. Monroe, Jr.  
Emmanuel, Sheppard & Condon  
30 South Spring Street  
Pensacola, FL 32502

**AS TO SELLER (S):**

See Signature Page Attached	- Seller	<i>Nancy B. Godwin</i> Witness: <i>Nancy B. Godwin</i>
See Signature Page Attached	- Seller	<i>Mary K. Kheel</i> Witness: <i>Mary K. Kheel</i>

**AS TO BUYER (S):**

HD Developments, L.L.C.   John Drysdale Its Managing Member	<i>John Drysdale</i> Witness: <i>Alan B. Burkman</i>  <i>Mary K. Kheel</i> Witness: <i>Mary K. Kheel</i>
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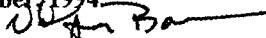
**THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95**

BK: 7875 PG: 744 Last Page

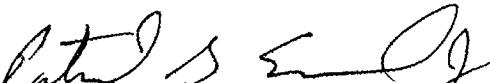
## SELLERS' SIGNATURE PAGE



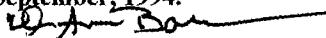
Patrick G. Emmanuel, Jr. as Successor Co-Trustee of the Irrevocable Trust for the benefit of Vicki Ann Baroco, dated the 30<sup>th</sup> day of September, 1994.



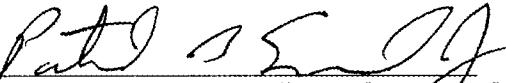
Vicki Ann Baroco (formerly Vicki Baroco Willis) as Co-Trustee of the Irrevocable Trust for the benefit of Vicki Ann Baroco, dated the 30th day of September, 1994.



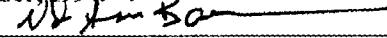
Patrick G. Emmanuel, Jr. as Successor Co-Trustee of the Irrevocable Trust for the benefit of Mary Antonia Baroco Noonan, dated the 30<sup>th</sup> day of September, 1994.



Vicki Ann Baroco (formerly Vicki Baroco Willis) as Co-Trustee of the Irrevocable Trust for the benefit of Mary Antonia Baroco Noonan, dated the 30th day of September, 1994.



Patrick G. Emmanuel, Jr. as Successor Co-Trustee of the Irrevocable Trust for the benefit of Ronald Anthony Baroco, dated the 30<sup>th</sup> day of September, 1994.



Vicki Ann Baroco (formerly Vicki Baroco Willis) as Co-Trustee of the Irrevocable Trust for the benefit of Ronald Anthony Baroco, dated the 30th day of September, 1994.

Recorded in Public Records 3/26/2018 3:31 PM OR Book 7875 Page 745,  
Instrument #2018023578, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$79.80

This Instrument Prepared By:  
John W. Monroe, Jr., Esq.  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, Florida 32502  
B1213-031850

STATE OF FLORIDA

COUNTY OF ESCAMBIA

**STATUTORY WARRANTY DEED**

**THIS INDENTURE** made and entered into on this the 22<sup>nd</sup> day of March, 2018, by and between **Patrick G. Emmanuel, Jr. (Successor Co-Trustee), and Vicki Ann Baroco (formerly Vicki Baroco Willis), as Co-Trustees of the Irrevocable Trust for the benefit of Vicki Ann Baroco, dated the 30th day of September, 1994**, whose address is P. O. Box 10729, Pensacola, FL 32524 ("Grantor"), and **HD Developments, L.L.C., a Florida limited liability company**, whose address is 2299 Elna Road, Cantonment, FL 32533 ("Grantee").

**WITNESSETH:** For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey until the Grantee, its successors and assigns, the following described property, lying and being in the County of Escambia, State of Florida, to-wit:

Grantor conveys its one-third (1/3) undivided interest in the real property described on the attached Exhibit "A" made a part hereof as if set forth in full herein.

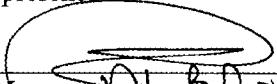
**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

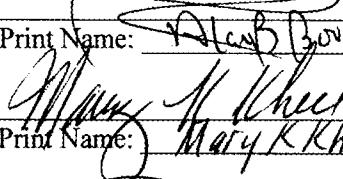
**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on the day and year first above written.

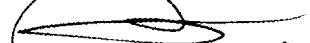
**SIGNATURES ON FOLLOWING PAGE ONLY**

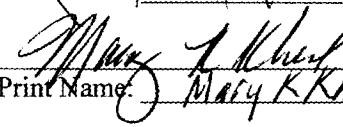
BK: 7875 PG: 746

Signed, sealed and delivered  
in the presence of:

Print Name: Alan B Bookman  


Print Name: Mary K Kheel  


Print Name: Vicki Ann Baroco  


Print Name: Mary K Kheel  


STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2018, by **Patrick G. Emmanuel, Jr. as Successor Co-Trustee of the Irrevocable Trust for the benefit of Vicki Ann Baroco**, dated the 30<sup>th</sup> day of September, 1994, on behalf of the Trust, who is personally known to me or who produced as identification.



ALAN BART BOOKMAN  
Notary Public, State of Florida  
My Comm. Expires Apr. 24, 2019  
Commission No. FF 199653

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2018, by **Vicki Ann Baroco (formerly Vicki Baroco Willis)**, as **Co-Trustee of the Irrevocable Trust for the benefit of Vicki Ann Baroco**, dated the 30<sup>th</sup> day of September, 1994, on behalf of the Trust, who is personally known to me or who produced as identification.



ALAN BART BOOKMAN  
Notary Public, State of Florida  
My Comm. Expires Apr. 24, 2019  
Commission No. FF 199653

**BK: 7875 PG: 747 Last Page**

**EXHIBIT "A"**

Lot 10 In Block Q of Scenic Hills Country Club Subdivision, a subdivision of a portion of Sections 5 and 6 , Township 1 South, Range 30 West, in Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 4, at page 77, of the public records of said County.

AND that parcel of property described as follows:

Commencing at the Northeast corner of Lot 10, Block Q of Scenic Hills Country Club Subdivision, as recorded in Plat Book 4, at page 77, of the public records of Escambia County, Florida, for the Point of Beginning; thence North 89 degrees 15 minutes East along the South right-of-way line a distance of 255 feet; thence South 44 degrees 15 minutes West a distance of 208.9 feet; thence South 89 degrees 15 minutes West a distance of 160 feet to the Southeast corner of said Lot 10; thence North 20 degrees 20 minutes East along the East line of said Lot 10 a distance of 150.04 feet to the Point of Beginning, said parcel lying and being In Sections 5 and 6, Township 1 South, Range 30 West.

Recorded in Public Records 4/10/2018 10:16 AM OR Book 7881 Page 1969,  
Instrument #2018027228, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

This Instrument Prepared By:  
John W. Monroe, Jr., Esq.  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, Florida 32502  
B1213-031850

**THIS CORRECTIVE DEED IS GIVEN TO CORRECT THE GRANTEE'S STATE OF EXISTENCE  
AS REFERENCED IN THAT CERTAIN DEED RECORDED IN O.R. BOOK 7875, PAGE 745 OF  
THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

STATE OF FLORIDA

COUNTY OF ESCAMBIA

**CORRECTIVE STATUTORY WARRANTY DEED**

**THIS INDENTURE** made and entered into on this the 22<sup>nd</sup> day of March, 2018, by and between **Patrick G. Emmanuel, Jr. (Successor Co-Trustee)**, and **Vicki Ann Baroco (formerly Vicki Baroco Willis)**, as **Co-Trustees of the Irrevocable Trust for the benefit of Vicki Ann Baroco**, dated the 30th day of September, 1994, whose address is P. O. Box 10729, Pensacola, FL 32524 ("Grantor"), and **HD Developments, L.L.C., a Delaware limited liability company**, whose address is 2299 Elna Road, Cantonment, FL 32533 ("Grantee").

**WITNESSETH:** For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey until the Grantee, its successors and assigns, the following described property, lying and being in the County of Escambia, State of Florida, to-wit:

Grantor conveys its one-third (1/3) undivided interest in the real property described on the attached Exhibit "A" made a part hereof as if set forth in full herein.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on the day and year first above written.

**SIGNATURES ON FOLLOWING PAGE ONLY**

BK: 7881 PG: 1970

Signed, sealed and delivered  
in the presence of:

Print Name: Patrick G. Emmanuel

Mary K. Kheel  
Print Name: Mary K. Kheel

Print Name: Patrick G. Emmanuel

Mary K. Kheel  
Print Name: Mary K. Kheel

Patrick G. Emmanuel

Patrick G. Emmanuel, Jr. as Successor Co-Trustee of the Irrevocable Trust for the benefit of Vicki Ann Baroco, dated the 30<sup>th</sup> day of September, 1994.

Vicki Ann Baroco

Vicki Ann Baroco (formerly Vicki Baroco Willis) as Co-Trustee of the Irrevocable Trust for the benefit of Vicki Ann Baroco, dated the 30th day of September, 1994.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2018, by Patrick G. Emmanuel, Jr., as Successor Co-Trustee of the Irrevocable Trust for the benefit of Vicki Ann Baroco, dated the 30<sup>th</sup> day of September, 1994, on behalf of the Trust, who is personally known to me or who produced as identification.



ALAN BART BOOKMAN  
Notary Public, State of Florida Notary Public  
My Comm. Expires Apr. 24, 2019  
Commission No. FF 199653

Alan Bart Bookman

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2018, by Vicki Ann Baroco (formerly Vicki Baroco Willis), as Co-Trustee of the Irrevocable Trust for the benefit of Vicki Ann Baroco, dated the 30th day of September, 1994, on behalf of the Trust, who is personally known to me or who produced as identification.



ALAN BART BOOKMAN  
Notary Public, State of Florida Notary Public  
My Comm. Expires Apr. 24, 2019  
Commission No. FF 199653

Alan Bart Bookman

**EXHIBIT "A"**

Lot 10 In Block Q of Scenic Hills Country Club Subdivision, a subdivision of a portion of Sections 5 and 6 , Township 1 South, Range 30 West, in Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 4, at page 77, of the public records of said County.

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Recorded in Public Records 3/26/2018 3:31 PM OR Book 7875 Page 748,  
Instrument #2018023579, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$79.80

This Instrument Prepared By:

John W. Monroe, Jr., Esq.  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, Florida 32502  
B1213-031850

STATE OF FLORIDA

COUNTY OF ESCAMBIA

**STATUTORY WARRANTY DEED**

**THIS INDENTURE** made and entered into on this the 22<sup>nd</sup> day of March, 2018, by and between **Patrick G. Emmanuel, Jr. (Successor Co-Trustee), and Vicki Ann Baroco (formerly Vicki Baroco Willis), as Co-Trustees of the Irrevocable Trust for the benefit of Mary Antonia Baroco Noonan, dated the 30th day of September, 1994**, whose address is P. O. Box 10729, Pensacola, FL 32524 ("Grantor"), and **HD Developments, L.L.C., a Delaware limited liability company**, whose address is 2299 Elna Road, Cantonment, FL 32533 ("Grantee").

**WITNESSETH:** For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey until the Grantee, its successors and assigns, the following described property, lying and being in the County of Escambia, State of Florida, to-wit:

Grantor conveys its one-third (1/3) undivided interest in the real property described on the attached Exhibit "A" made a part hereof as if set forth in full herein.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on the day and year first above written.

**SIGNATURES ON FOLLOWING PAGE ONLY**

BK: 7875 PG: 749

Signed, sealed and delivered  
in the presence of:

Print Name: Patrick G. Emmanuel

Print Name: Mary K. Kheel

Print Name: Mary K. Kheel

Print Name: Mary K. Kheel

Patrick G. Emmanuel  
Patrick G. Emmanuel, Jr. as Successor Co-  
Trustee of the Irrevocable Trust for the  
benefit of Mary Antonia Baroco Noonan,  
dated the 30<sup>th</sup> day of September, 1994.

Vicki Ann Baroco

Vicki Ann Baroco (formerly Vicki Baroco  
Willis) as Co-Trustee of the Irrevocable  
Trust for the benefit of Mary Antonia  
Baroco Noonan, dated the 30th day of  
September, 1994.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2018, by **Patrick G. Emmanuel, Jr., as Successor Co-Trustee of the Irrevocable Trust for the benefit of Mary Antonia Baroco Noonan, dated the 30<sup>th</sup> day of September, 1994**, on behalf of the Trust, who is personally known to me or who produced \_\_\_\_\_ as identification.



ALAN BART BOOKMAN  
Notary Public, State of Florida  
My Comm. Expires Apr. 24, 2019  
Commission No. FF 199653

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2018, by **Vicki Ann Baroco (formerly Vicki Baroco Willis), as Co-Trustee of the Irrevocable Trust for the benefit of Mary Antonia Baroco Noonan, dated the 30th day of September, 1994**, on behalf of the Trust, who is personally known to me or who produced \_\_\_\_\_ as identification.



ALAN BART BOOKMAN  
Notary Public, State of Florida  
My Comm. Expires Apr. 24, 2019  
Commission No. FF 199653

**BK: 7875 PG: 750 Last Page**

**EXHIBIT "A"**

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AND that parcel of property described as follows:

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**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 00285 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 14, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HD DEVELOPMENTS LLC  
2299 ELNA RD  
CANTONMENT, FL 32533

WITNESS my official seal this 14th day of September 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 November 1, 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 MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 00285, 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:

**BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30**

**SECTION 06, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 014333000 (1123-55)**

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

**HD DEVELOPMENTS LLC**

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 November, which is the 1st day of November 2023.**

Dated this 18th day of September 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

## 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 November 1, 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 MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 00285, 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:

**BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30**

**SECTION 06, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 014333000 (1123-55)**

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

**HD DEVELOPMENTS LLC**

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 November, which is the **1st day of November 2023**.

Dated this 18th day of September 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.

**Post Property:**

**2400 BLK GREENBRIER BLVD 32514**

**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 November 1, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 00285**, 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:

**BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30**

**SECTION 06, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 014333000 (1123-55)**

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

**HD DEVELOPMENTS LLC**

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 November, which is the **1st day of November 2023**.

Dated this 18th day of September 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.

### **Personal Services:**

**HD DEVELOPMENTS LLC**  
2299 ELNA RD  
CANTONMENT, FL 32533

**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**

1123-55

Document Number: ECSO23CIV034441NON

Agency Number: 23-010073

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00285 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: HD DEVELOPMENTS LLC

Defendant:

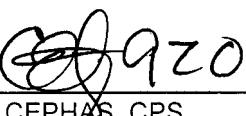
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/22/2023 at 10:38 AM and served same at 1:01 PM on 9/26/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

  
C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 1, 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 MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 00285, 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:

BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30

SECTION 06, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 014333000 (1123-55)

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

**HD DEVELOPMENTS LLC**

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 November, which is the **1st day of November 2023**.

Dated this 18th day of September 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.

**Post Property:**

2400 BLK GREENBRIER BLVD 32514

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



By:  
Emily Hogg  
Deputy Clerk

92623  
1301  
080920



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 1123-55

Document Number: ECSO23CIV034484NON

Agency Number: 23-010068

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00285 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

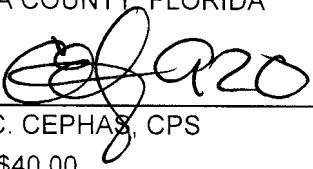
**Plaintiff:** RE: HD DEVELOPMENTS LLC

**Defendant:**

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

Received this Writ on 9/22/2023 at 10:38 AM and served same at 10:11 AM on 9/28/2023 in ESCAMBIA COUNTY, FLORIDA, by serving HD DEVELOPMENTS LLC , the within named, to wit: JOHN DRYSDALE, OWNER.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: 

C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

## WARNING

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**SECTION 06, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 014333000 (1123-55)**

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

**HD DEVELOPMENTS LLC**

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 November, which is the 1st day of November 2023.**

Dated this 18th day of September 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.

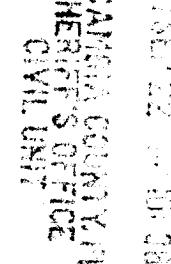
### Personal Services:

**HD DEVELOPMENTS LLC**  
2299 ELNA RD  
CANTONMENT, FL 32533



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

By:  
Emily Hogg  
Deputy Clerk



HD DEVELOPMENTS LLC [1123-55]  
2299 ELNA RD  
CANTONMENT, FL 32533

9171 9690 0935 0128 0735 01

Contact



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

[facebook.com/ECTaxCollector](https://facebook.com/ECTaxCollector)[twitter.com/escambiatc](https://twitter.com/escambiatc)

2023

# 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
01-4333-000	06		0615301000001024

PROPERTY ADDRESS:  
2400 BLK GREENBRIER BLVD

EXEMPTIONS:

HD DEVELOPMENTS LLC  
2299 ELNA RD  
CANTONMENT, FL 32533

## PRIOR YEAR(S) TAXES OUTSTANDING

21/285

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	16,720	0	16,720	110.63
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	18,000	0	18,000	35.32
BY STATE LAW	3.1820	18,000	0	18,000	57.28
WATER MANAGEMENT	0.0234	16,720	0	16,720	0.39
SHERIFF	0.6850	16,720	0	16,720	11.45
M.S.T.U. LIBRARY	0.3590	16,720	0	16,720	6.00
ESCAMBIA CHILDRENS TRUST	0.4365	16,720	0	16,720	7.30

TOTAL MILLAGE 13.2644

AD VALOREM TAXES \$228.37

### NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 See Additional Legal on Tax Roll	FP FIRE PROTECTION	15.03	
	SH SCENIC HILLS STREET LIGHTING	50.79	

NON-AD VALOREM ASSESSMENTS \$65.82

Pay online at [EscambiaTaxCollector.com](http://EscambiaTaxCollector.com)

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

COMBINED TAXES AND ASSESSMENTS \$294.19

If Paid By Please Pay	Nov 30, 2023 \$282.42	Dec 31, 2023 \$285.36	Jan 31, 2024 \$288.31	Feb 29, 2024 \$291.25	Mar 31, 2024 \$294.19
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

RETAIN FOR YOUR RECORDS

### 2023 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 32591Pay online at [EscambiaTaxCollector.com](http://EscambiaTaxCollector.com)

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

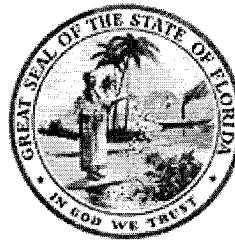
PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY Nov 30, 2023	282.42
AMOUNT IF PAID BY Dec 31, 2023	285.36
AMOUNT IF PAID BY Jan 31, 2024	288.31
AMOUNT IF PAID BY Feb 29, 2024	291.25
AMOUNT IF PAID BY Mar 31, 2024	294.19

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER  
01-4333-000PROPERTY ADDRESS  
2400 BLK GREENBRIER BLVDHD DEVELOPMENTS LLC  
2299 ELNA RD  
CANTONMENT, FL 32533

**PRIOR YEAR(S) TAXES  
OUTSTANDING**

**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**  
**High Bid Tax Deed Sale**

**Cert # 000285 of 2021 Date 11/1/2023**

**Name JOHN RALLS**

**Cash Summary**

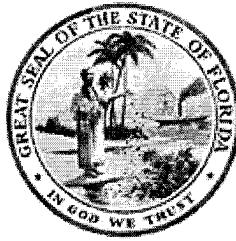
Cash Deposit	\$505.00
Total Check	\$9,708.20
Grand Total	\$10,213.20

Purchase Price (high bid amount)	\$10,100.00	Total Check	\$9,708.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$70.70	Adv Doc. Stamps	\$70.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,691.45	Postage	\$7.21
		Researcher Copies	\$0.00
- postage	\$7.21		
- Researcher Copies	\$0.00	Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00	Clerk's Prep Fee	\$14.00
=Registry of Court	\$2,684.24	Registry of Court	\$2,684.24
Purchase Price (high bid)	\$10,100.00		
-Registry of Court	\$2,684.24	Overbid Amount	\$7,408.55
-advance recording (for mail certificate)	\$18.50		
-postage	\$7.21		
-Researcher Copies	\$0.00		
= Overbid Amount	\$7,408.55		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:  
 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**

**Case # 2021 TD 000285**

**Sold Date 11/1/2023**

**Name JOHN RALLS**

RegistryOfCourtT = TAXDEED	\$2,684.24
overbidamount = TAXDEED	\$7,408.55
PostageT = TD2	\$7.21
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$70.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	<a href="#">VIEW IMAGES</a>
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 000285	
5/9/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/9/2023	TD84	PA INFO	
5/11/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023036324	
5/12/2023	TD84	TDA NOTICE	
8/30/2023	TD82	PROPERTY INFORMATION REPORT	
9/21/2023	TD81	CERTIFICATE OF MAILING	
9/29/2023	CheckVoided	CHECK (CHECKID 130111) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CARRY FIELD RD PENSACOLA, FL 32507	
9/29/2023	CheckMailed	CHECK PRINTED: CHECK # 900036076 - - REGISTRY CHECK	
10/5/2023	TD84	SHERIFF'S RETURN OF SERVICE	
10/10/2023	TD84	CERT MAIL TRACKING	
10/27/2023	TD84	2023 TAXES	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/9/2023 1:13:37 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/9/2023 1:13:38 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/9/2023 1:13:36 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00

5/9/2023 1:13:39 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/9/2023 1:20:45 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

## RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/11/2023 9:29:28 AM	2023036324	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
9/29/2023 9:09:49 AM	Check (outgoing)	101831497	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900036076 CLEARED ON 9/29/2023
5/11/2023 9:29:28 AM	Deposit	101791493	MIKON FINANCIAL SERVICES INC AND OCEAN BANK		320.00	Deposit
Deposited			Used		Balance	
320.00			8,200.00		-7,880.00	

66899

John Ralls

\$10,100.00

Deposit  
\$505.00

## Auction Results Report

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

Sale Date	Case ID	Parcel	Bidder	Winning	Deposit	Auction	Clerk	Rec	EA	POPR	Doc ** Stamps	Total Due	Certificate Number	Name On Title	
<b>Edit Name on Title</b>															
<input checked="" type="checkbox"/> 11/01/2023 2021 TD 00032 071S3											00	\$420.70	\$57,558.20	00324	Pradeep M. Park
<input checked="" type="checkbox"/> 11/01/2023 2021 TD 00028 061S3											00	\$70.70	\$9,708.20	00285	Andala Enterpris

Case Number: 2021 TD 000285

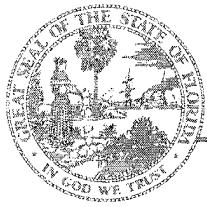
Result Date: 11/01/2023

### Title Information:

Name:	Andala Enterprises, Inc.
Address1:	5201 North Davis Highway
Address2:	
City:	Pensacola
State:	FL
Zip:	32503

Page 1 of 1 30

TOTALS: Items Count: 2 Balance: \$86,690.00 Clerk Fees: 80.00 Rec Fees: \$85.00 Doc Stamps: \$491.40 Total Due: \$87,266.40



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

## TAX DEED INFORMATION SHEET

Tax Certificate Number: 000285 of 2021

Date of Auction: 11/1/2023

Name and address of Grantee EXACTLY as it should appear on the tax deed:

Longhorn Aggie Holdings, LLC  
641 Bayou Blvd.  
Pensacola, FL 32503

Signature of Purchaser

11-1-23

Date

John Ball  
Printed Name of Purchaser



# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

### County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 11-01-2023 - TAX CERTIFICATE #'S 00285

in the Court

was published in said newspaper in the issues of

SEPTEMBER 28 & OCTOBER 5, 12, 19, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P  
Driver  
Date: 2023.10.19 10:48:20 -05'00'

### PUBLISHER

Sworn to and subscribed before me this 19TH day of OCTOBER  
A.D., 2023

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC  
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle  
Date: 2023.10.19 10:54:28 -05'00'

HEATHER TUTTLE  
NOTARY PUBLIC



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 00285, 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:

BEG AT NE COR OF LT 10 BLK Q FOR  
POB N 89 DEG 15 MIN E ALG S R/W LI  
255 FT S 44 DEG 15 MIN W 208 9/10 FT  
S 89 DEG 15 MIN W 160 FT TO SE COR  
OF LT 10 N 20 DEG 20 MIN E ALG E LI  
OF LT 10 150 04/100 FT TO POB BEING  
PART OF PARCEL 1 SCENIC HILLS  
COUNTRY CLUB S/D PB 4 P 77 OR 7875  
P 740/745/748 SEC 5/6 T 1S R 30 SEC-  
TION 06, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 014333000  
(1123-55)

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

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 November, which is the 1st day of November 2023.

Dated this 21st day of September 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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-09-28-10-05-12-19-2023

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023088996 11/6/2023 3:08 PM  
OFF REC BK: 9064 PG: 1782 Doc Type: COM  
Recording \$18.50

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 00285 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 14, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

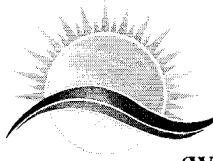
HD DEVELOPMENTS LLC  
2299 ELNA RD  
CANTONMENT, FL 32533

WITNESS my official seal this 14th day of September 2023.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



Escambia  
**Sun Press**  
PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

**STATE OF FLORIDA**

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of TAX DEED SALE

DATE - 11-01-2023 - TAX CERTIFICATE #'S 00285

in the \_\_\_\_\_ Court

was published in said newspaper in the issues of

SEPTEMBER 28 & OCTOBER 5, 12, 19, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P  
Driver  
Date: 2023.10.19 10:48:20 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 19TH day of OCTOBER  
A.D., 2023

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2023.10.19 10:54:28 -05'00'

**HEATHER TUTTLE**  
NOTARY PUBLIC



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

**NOTICE OF APPLICATION FOR  
TAX DEED**

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255 FT S 44 DEG 15 MIN W 208 9'10 FT  
S 89 DEG 15 MIN W 160 FT TO SE COR  
OF LT 10 N 20 DEG 20 MIN E ALG E LI  
OF LT 10 150 04/100 FT TO POB BEING  
PART OF PARCEL 1 SCENIC HILLS  
COUNTRY CLUB S/D PB 4 P 77 OR 7875  
P 740/745/748 SEC 5/6 T 1S R 30 SEC-  
TION 06, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 014333000  
(1123-55)

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PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)

By: Emily Hogg  
Deputy Clerk

oaw-4w-09-28-10-05-12-19-2023

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023088997 11/6/2023 3:08 PM  
OFF REC BK: 9064 PG: 1784 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$70.70

Tax deed file number 1123-55

Parcel ID number 061S301000001024

## TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 00285 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 1st day of November 2023, the land was offered for sale. It was sold to **LONGHORN AGGIE HOLDINGS, LLC**, 641 BAYOU BLVD PENSACOLA FL 32503, who was the highest bidder and has paid the sum of the bid as required by law.

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

**Description of lands:** BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30 SECTION 06, TOWNSHIP 1 S, RANGE 30 W

**\*\* Property previously assessed to: HD DEVELOPMENTS LLC**

On 1st day of November 2023, in Escambia County, Florida, for the sum of ( \$10,100.00) TEN THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

*M. Johnson*  
witness      Mylinda Johnson  
*Emily Hogg*  
witness      Emily Hogg

*Pam Childers*

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



On this 1st day of November, 2023, before me personally appeared Pam Childers, Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

*Emily Hogg*  
*Emily Hogg*



Emily Hogg  
Comm.: HH 373864  
Expires: March 15, 2027  
Notary Public - State of Florida

Tax Cert  
Property Owner  
Property Address

2021 TD 00285  
HD Developments LLC

SOLD TO:

John Ralls \$10,100.00

**Amt Available to Disburse \$**

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK

### Post sale process:

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

### Lien Information



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

HD DEVELOPMENTS LLC  
2299 ELNA RD  
CANTONMENT, FL 32533

Tax Deed File # 1123-55  
Certificate # 00285 of 2021  
Account # 014333000

Property legal description:

**BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **November 1, 2023**, and a surplus of **\$7,265.50** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

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

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 8th day of November 2023.

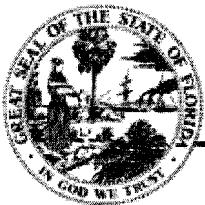


ESCAMBIA COUNTY CLERK OF COURT

By: hmk  
Deputy Clerk

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

9171 9690 0935 0127 1839 80



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

JOHN DRYSDALE  
2485 GREENBRIER BLVD  
PENSACOLA FL 32514

Tax Deed File # 1123-55  
Certificate # 00285 of 2021  
Account # 014333000

Property legal description:

**BEG AT NE COR OF LT 10 BLK Q FOR POB N 89 DEG 15 MIN E ALG S R/W LI 255 FT S 44 DEG 15 MIN W 208 9/10 FT S 89 DEG 15 MIN W 160 FT TO SE COR OF LT 10 N 20 DEG 20 MIN E ALG E LI OF LT 10 150 04/100 FT TO POB BEING PART OF PARCEL 1 SCENIC HILLS COUNTRY CLUB S/D PB 4 P 77 OR 7875 P 740/745/748 SEC 5/6 T 1S R 30**

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Dated this 8th day of November 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

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

9171 9690 0935 0127 1839 97

## CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account #014333000 Certificate #00285 of 2021 Sale Date: Nov. 1, 2023

Property Address:

**Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.**

Claimant's Name: John Drysdale

Contact Name, if Applicable: John Drysdale HD Developments LLC

Address:

Telephone Number: 850-380-5105

Email Address: Jhndrysdale@yahoo.com

I am a (check one):  Lienholder  Titleholder  Other

Select ONE:

I claim surplus proceeds resulting from the above tax deed sale.  
 I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien:  Mortgage;  Court Judgment;  Condo/HSA lien;  
 Government lien;  Other

Describe other: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed:

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
NOV 14 2023  
ESCAMBIA COUNTY, FL

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title:  Deed;  Court Judgment;  Other, explain below

Recording Date: 4-10-2018 Book #: OR7881 Page #: 1969

Amount of surplus tax deed sale proceeds claimed: \$ 7,265.50

Does the titleholder claim the subject property was homestead property: no

3. I request payment of any surplus funds due to me be mailed to:

2485 Greenbrier Blvd. Pensacola FL 32514

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: John Drysdale

Print: John Drysdale  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this 14th day of Nov, 2023, by Mylinda Johnson

  
Mylinda Johnson  
Comm. #HH075755  
Expires: Jan. 2, 2025  
Bonded: Terri Aaron Notary  
Person Notary Public  
Produced Identification

Signature-Notary Public, State of Florida

Print Commissioned Name of Notary Public FUB

Type of Identification Produced FUB



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
HD DEVELOPMENTS L.L.C.

### Filing Information

**Document Number** M07000000202  
**FEI/EIN Number** 86-1177358  
**Date Filed** 01/11/2007  
**State** DE  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 10/02/2020

### Principal Address

2485  
Greenbrier blvd  
PENSACOLA, FL 32514

Changed: 10/02/2020

### Mailing Address

2485  
Greenbrier blvd  
PENSACOLA, FL 32514

Changed: 10/02/2020

### Registered Agent Name & Address

DRYSDALE, JOHN Edward  
2485  
Greenbrier blvd  
PENSACOLA, FL 32514

Name Changed: 01/15/2016

Address Changed: 10/02/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

dRYSDALE, JOHN e  
2485  
Greenbrier blvd  
PENSACOLA, FL 32514



**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	03/25/2021
2022	03/06/2022
2023	02/23/2023

**Document Images**

<a href="#"><u>02/23/2023 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/06/2022 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/25/2021 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>10/02/2020 -- REINSTATEMENT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>06/14/2019 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/12/2018 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/19/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/15/2016 -- REINSTATEMENT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/16/2009 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/23/2008 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/11/2007 -- Foreign Limited</u></a>	<a href="#">View image in PDF format</a>



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

March 11, 2024

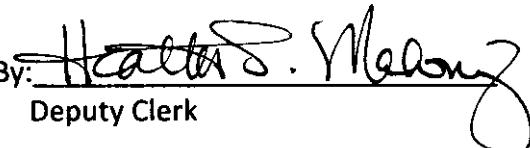
HD Developments LLC  
Attn: John Drysdale  
2485 Greenbrier Blvd  
Pensacola, FL 32514

Re: Tax Certificate #00285 of 2021

Dear John Drysdale:

Please find enclosed our check #900036788 in the amount of \$7,265.50. This check represents payment of the claim submitted by you on behalf of HD Developments, LLC for the surplus funds being held by the Clerk's Office as a result of the tax deed sale of the real property located at 2400 Blk Greenbrier Blvd.

Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

By:   
Deputy Clerk

/hm  
Enclosures

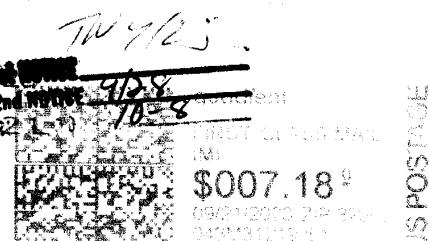
**CERTIFIED MAIL**

**Pam Childers**

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



9171 9690 0935 0128 0735 01



FL  
PENSACOLA  
FLORIDA  
32502

HD DEVELOPMENTS LLC [1123-55]  
2299 ELNA RD  
CANTONMENT, FL 32533

9400926238285190

NEXT DUE DATE 08/18/2013

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC BC: 32502583335 \*Z738-02621-21-37  
32502583335 32502583335

US POSTAGE

**CERTIFIED MAIL.**

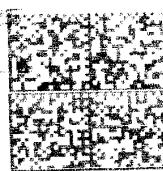
**Pam Childers**  
Clerk of the Circuit Court & Compt  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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PENSACOLA FL 32502

NOV 2023 PM 1



quadrant

FIRST CLASS MAIL  
IMI

\$007.18  
11/08/2023 ZIP 32502  
043M31219261

US POSTAGE

HD DEVELOPMENTS LLC  
2299 ELNA RD  
CANTONMENT, FL 32533

Tax Deed File # 1123-55  
Certificate # 00285 of 2021

32502>5833  
32502-011833

11/9  
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NIXIE 322 DE 1 011/14/23  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

SC: 32502583335 \* 0238-01024-14-18