



# 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

0224-02

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2021 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Application date	May 19, 2023	
Property description	WATSON HELEN JEAN HENDERSON 1480 CHANNING PL PENSACOLA, FL 32534 1480 CHANNING PL 03-0744-634 LT 70 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 543 P 112 OR 7019 P 1977		Certificate #	2021 / 946	
			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)	
# 2021/946	06/01/2021	1,359.91	68.00	1,427.91	
→Part 2: Total*				1,427.91	
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)
# 2022/1056	06/01/2022	1,507.07	6.25	75.35	1,588.67
Part 3: Total*					1,588.67
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)				3,016.58	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,119.19	
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)				4,510.77	
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>Condice Lewis</u>			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>May 25th, 2023</u>		

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
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.	53,047.50
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**

+ 6.25

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300473

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2021

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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
03-0744-634	2021/946	06-01-2021	LT 70 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 543 P 112 OR 7019 P 1977

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

KEYS FUNDING LLC - 2021

PO BOX 71540

PHILADELPHIA, PA 19176-1540

05-19-2023

Application Date

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



# 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>	231S302500070008	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	030744634	2022	\$8,000	\$98,095	\$106,095	\$106,095
<b>Owners:</b>	WATSON HELEN JEAN HENDERSON	2021	\$8,000	\$78,371	\$86,371	\$84,311
<b>Mail:</b>	1480 CHANNING PL PENSACOLA, FL 32534	2020	\$8,000	\$68,647	\$76,647	\$76,647
<b>Situs:</b>	1480 CHANNING PL 32534	<b>Disclaimer</b>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<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)	HOMESTEAD EXEMPTION	
01/28/2021	8454	430	\$100	OT		<b>Legal Description</b> LT 70 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 7019 P 1977 OR 8454 P 430	
09/10/2013	7072	1828	\$100	OT			
01/02/2013	7019	1977	\$100	WD			
01/1971	543	112	\$17,000	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> 23-1S-30-2			
<b>Approx. Acreage:</b> 0.1706			
<b>Zoned:</b> MDR MDR			
<b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>			
<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>			

Buildings	
Address: 1480 CHANNING PL, Year Built: 1971, Effective Year: 1971, PA Building ID#: 55561	

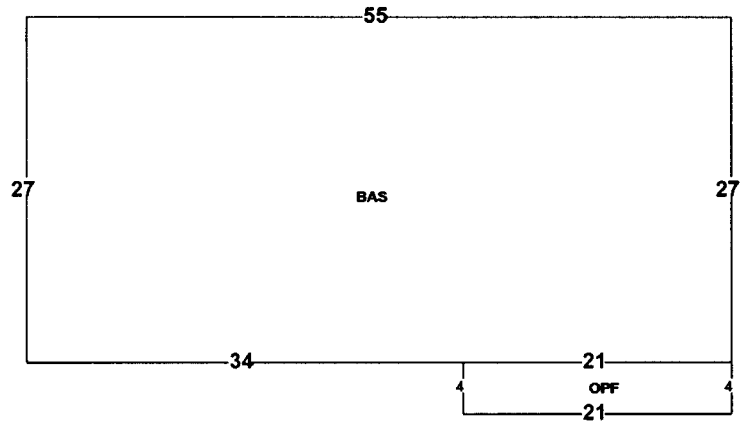
Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-VINYL/CORK  
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-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

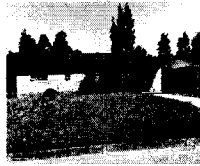
Areas - 1569 Total SF

BASE AREA - 1485

OPEN PORCH FIN - 84



Images



9/4/2019 12:00:00 AM

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

Last Updated:05/30/2023 (rc.3846)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC-2021** holder of **Tax Certificate No. 00946**, 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:

**LT 70 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 543 P 112 OR 7019 P 1977**

**SECTION 23, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 030744634 (0224-02)**

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

**HELEN JEAN HENDERSON WATSON**

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 31st 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 #: 03-0744-634 CERTIFICATE #: 2021-946

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 20, 2003 to and including November 20, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: November 21, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 21, 2023

Tax Account #: **03-0744-634**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF ANNIE RUTH MOBLEY AND HELEN JEAN HENDERSON WATSON**

**By Virtue of Warranty Deed recorded 5/7/1971 in OR 543/112 and Divorce recorded 12/21/1982 OR 1712/237 and Death Certificate recorded 09/10/2013 - OR 7072/1828 and Warranty Deed recorded 05/21/2013 - OR 7019/1977 and Death Certificate recorded 01/28/2021 - OR 8454/430. Note: We find no probate for Annie Ruth Mobley in Escambia County, Florida. The Divorce speaks of 8 children but only names one Lorenzo whom we have included for notice along with his judgment holders.**

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. MSBU Lien in favor of Escambia County recorded 10/02/1998 – OR 4313/1541**
- b. Lien in favor of Emerald Coat Utilities Authority recorded 01/28/2016 – OR 7470/354**
- c. Judgment in favor of Commonwealth Financial Systems, Inc. recorded 09/10/2008 – OR 6374/1794**
- d. Judgment in favor of Velocity Investments, LLC recorded 10/19/2022 – OR 8877/128**
- e. Certificate of Delinquency recorded 06/07/2006 – OR 5923/1175**
- f. Judgment in favor of Escambia County recorded 05/23/2013 – OR 7021/98**
- g. Judgment in favor of Escambia County recorded 06/12/2013 – OR 7030/822**
- h. Judgment in favor of Escambia County recorded 09/06/2023 – OR 9036/27**

4. Taxes:

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

**Tax Account #: 03-0744-634**

**Assessed Value: \$109,277.00**

**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): **NONE**

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

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



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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** FEB 7, 2024

**TAX ACCOUNT #:** 03-0744-634

**CERTIFICATE #:** 2021-946

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

ESTATE OF ANNIE RUTH MOBLEY  
LORENZO MOBLEY  
HELEN JEAN HENDERSON WATSON  
1480 CHANNING PL  
PENSACOLA, FL 32534

EMERALD COAST UTILITIES AUTHORITY  
9255 STURDEVANT ST  
PENSACOLA, FL 32514-0311

HELEN HENDERSON  
3760 WINONA DR  
PENSACOLA, FL 32504

COMMONWEALTH FINANCIAL SYSTEMS INC  
120 NORTH KEYSER AVE  
SCRANTON, PA 18504

HELEN HENDERSON  
4051 E OLIVE RD APT 304  
PENSACOLA, FL 32514-6487

VELOCITY INVESTMENTS LLC  
PO BOX 788  
WALL, NJ, 07719

LORENZO MOBLEY  
172 MORENO COURT  
PENSACOLA, FL 32507

CLERK OF CIRCUIT COURT  
DIVISION ENFORCEMENT  
1800 WEST ST MARYS ST  
PENSACOLA, FL 32501

DOR CHILD SUPPORT DOMESTIC RELATIONS  
3670 NORTH "L" ST  
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> 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 21, 2023**

**Tax Account #:03-0744-634**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 70 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 7019 P 1977**

**SECTION 23, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-0744-634(0224-02)**

400  
51.00  
18.70  
7370

WARRANTY DEED  
FROM CORPORATION

DEED'S FORM 22

Also Printed and Sold by The H. & W. S. Dow Company  
Jacksonville, Florida

**This Warranty Deed** Made and executed the 30th day of April A. D. 1971 by  
**JOLIN BUILDERS, INC.** 543 PAGE 112

a corporation existing under the laws of the State of Florida and having its principal place of  
business at 7711 Untreiner Avenue, Pensacola, Florida  
hereinafter called the grantor, to

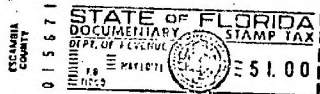
**RICHARD MOBLEY and ANNIE R. MOBLEY, his wife**  
whose post-office address is 1480 Channing Place, Pensacola, Florida

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,  
alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Escambia  
County, Florida, viz:

Lot 70, Block "H", FIRST ADDITION TO LINCOLN PARK,  
according to plat thereof recorded in Plat Book 7, Page 54,  
of the public records of Escambia County, Florida.



**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any  
wise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee  
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-  
rants the title to said land and will defend the same against the lawful claims of all persons whomsoever;  
and that said land is free of all encumbrances except taxes accruing subsequent to  
December 31, 1970.



**In Witness Whereof** the grantor has caused these presents to  
be executed in its name, and its corporate seal to be hereunto affixed by its  
proper officers thereunto duly authorized, the day and year first above written.

**JOLIN BUILDERS, INC.**

Signed, sealed and delivered in the presence of:

*Captain John*  
*Richard B. Smith*

By *William Peretzman*  
William Peretzman President

STATE OF Florida  
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,  
personally appeared

William Peretzman

well known to me to be the President of the corporation named as grantor  
in the foregoing deed, and that they severally acknowledged executing the same as the persons of two subscribing witnesses freely and voluntarily,  
under and duly sworn to them by said corporation and that the seal of the corporation is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State of Florida this 30th day of April A. D. 1971



NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JAN 1, 1972

THIS INSTRUMENT MAY BE RECORDED BY  
HARGRAVE P. HARGRAVE, ATTORNEY  
2546 GULF LIFE TOWER  
JACKSONVILLE, FLORIDA 32202

450389

FILED & RECORDED  
APR 30 1971  
RECORDING DEPT.  
JACKSONVILLE, FLORIDA

This Instrument Prepared by:  
Thomas C. Staples  
Staples, Ellis + Associates, P.A.  
41 N. Jefferson St., Suite 400  
Pensacola, FL 32502  
Return to:  
Name  
Address

Property Appraiser's Parcel ID Number:

## **WARRANTY DEED**

**This Indenture**, executed this 2nd day of January, 2013,  
between Richard J. Mobley a/k/a Richard Mobley, a widowed man, grantor\*, to Richard J.  
Mobley, a widowed man, and Helen Jean Henderson Watson, a married woman, as joint  
tenants, with a right of survivorship, grantees.\*

**WITNESSETH**, that said grantor, for and consideration of the sum of TEN (\$10.00)  
Dollars, and other good and valuable considerations to said grantor in hand paid by said  
grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the  
said grantees, and grantees' heirs and assigns forever, the following described land, situated,  
lying and being in Escambia County, Florida, to-wit:

Lot 70, Block "H", FIRST ADDITION TO LINCOLN PARK,  
according to plat thereof recorded in Plat Book 7, Page 54,  
of the public records of Escambia County, Florida

The Subject property is homestead property

and said grantor does hereby fully warrant the title to said land, and will defend the same  
against lawful claims of all persons whomsoever.

**"Grantor" and "grantee" are used for singular or plural, as context requires.**

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE  
EXAMINATION OR TITLE INSURANCE FROM A LEGAL DESCRIPTION  
PROVIDED BY THE GRANTOR.**

**In Witness Whereof**, grantor has hereto set grantor's hand and seal the day and year  
first above written.

Richard J. Mobley  
RICHARD J. MOBLEY  
a/k/a RICHARD MOBLEY

First Witness: Volanda V. Garrett

Printed Name: Volanda V. Garrett

Second Witness: Deborah L. Behning

Printed Name: Deborah L. Behning

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2 day of  
January, 2013, by Richard J. Mobley a/k/a Richard Mobley, who is personally  
known to me or has produced FDL as identification.

Margret Hildreth  
NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA  
Margret Hildreth  
Commission # EE070160  
Expires: MAR. 16, 2015  
BONDED THRU ATLANTIC BONDING CO., INC.

OR BK 4313 PG1541  
Escambia County, Florida  
INSTRUMENT 98-526904

RCD Oct 02, 1998 10:23 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-526904

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: MOBLEY RICHARD &  
ANNIE R  
P O BOX 7515  
PENSACOLA FL 32514

ACCT.NO. 03 0744 634 000

AMOUNT \$389.40

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 70 BLK H  
1ST ADDN TO LINCOLN PARK  
PB 7 P 54  
OR 543 P 112

PROP.NO. 23 1S 30 2500 070 008

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$389.40. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

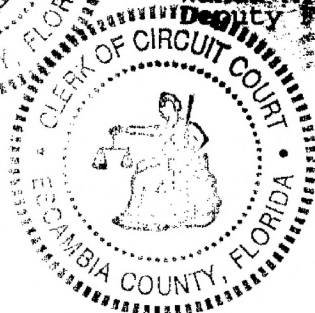
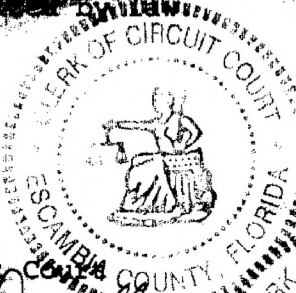
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *Ernie Lee Magaha*  
Deputy Clerk

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Wanda M. McBrearty*  
Deputy Finance Director



This Instrument Was Prepared  
By And Is To Be Returned To:  
Processing Dept,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



## NOTICE OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 70 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 543 P 112

Customer: Richard Mobley

Account Number: 54578-44739

Amount of Lien: \$373.16, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

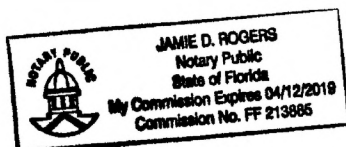
Dated: 1/26/2016

EMERALD COAST UTILITIES AUTHORITY

BY: Anita Mitchell

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 2016, by Anita Mitchell of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

Recorded in Public Records 09/10/2008 at 04:22 PM OR Book 6374 Page 1794,  
Instrument #2008068556, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 08/21/2008 at 12:24 PM OR Book 6367 Page 1329,  
Instrument #2008063461, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN COUNTY COURT, CIVIL DIVISION,  
ESCAMBIA COUNTY, FLORIDA

COMMONWEALTH FINANCIAL SYSTEMS, INC. AS ASSIGNEE OF CHASE BANK,  
USA N.A.  
120 NORTH KEYSER AVENUE  
SCRANTON, PA 18504

Plaintiff

VS.

HELEN HENDERSON  
3760 WINONA DRIVE  
PENSACOLA, FL 32504

\_\_\_\_\_  
Defendant(s) / CASE NO.: 2007-CC-006407

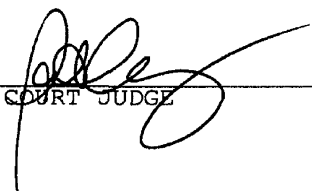
FINAL JUDGMENT

This action was heard after entry of default against  
defendant and

It is adjudged that the Plaintiff, COMMONWEALTH FINANCIAL  
SYSTEMS, INC. AS ASSIGNEE OF CHASE BANK, USA N.A., 120 NORTH  
KEYSER AVENUE, SCRANTON, PA 18504 recover from the Defendant,  
HELEN HENDERSON 3760 WINONA DRIVE PENSACOLA, FL 32504 the  
principal sum of \$7,938.65, with costs of \$310.00, for a total of  
\$8,248.65 which shall bear interest at the rate of 11%, for all of  
the above let execution issue.

DONE AND ORDERED IN CHAMBERS, ESCAMBIA COUNTY, FLORIDA.

Dated: August 14, 2008.

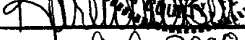
  
COUNTY COURT JUDGE

CC:  
PATRICK A. CAREY, ESQUIRE  
10967 Lake Underhill Road Unit 125  
ORLANDO, FL 32825  
(407) 380-1333

DEFENDANT:  
HELEN HENDERSON  
3760 WINONA DRIVE  
PENSACOLA FL 32504

58329424305873810012132-8.5.2008

Certified to be a true copy of the  
original on file in the office of  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk Circuit Court and County Court  
Escambia County, Florida

By:  D.C.  
Date: 9-9-2008

2008 AUG 15 A 9 53  
ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
COUNTY CIVIL DIVISION  
FILED & RECORDED

Case: 2007 CC 006407

00029915518

Dkt: CC1033 Pg#: 1

Recorded in Public Records 9/8/2022 8:46 AM OR Book 8855 Page 85,  
Instrument #2022090972, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 156615537 E-Filed 09/01/2022 01:44:05 PM

**IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA**

VELOCITY INVESTMENTS, LLC  
P.O. Box 788,  
Wall, New Jersey, 07719

**CASE NO: 2020 SC 004540**

Plaintiff

vs.

HELEN HENDERSON  
4051 E OLIVE RD APT 304,  
PENSACOLA, FL 32514-6487

henderson1@yahoo.com

Defendant

**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on October 13, 2021, the parties appeared and entered into a court-ordered payment plan. The Plaintiff notified the court that the defendant failed to pay as agreed. As a result, the plaintiff is entitled to a Final Judgment and it is,

**ORDERED AND ADJUDGED:**

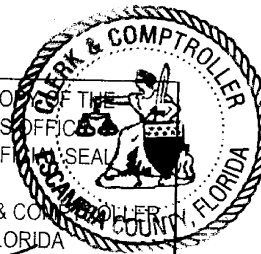
That the Plaintiff, VELOCITY INVESTMENTS, LLC, P.O. Box 788, Wall, New Jersey, 07719 shall recover from the Defendant, HELEN HENDERSON, 4051 E OLIVE RD APT 304, PENSACOLA FL 32514, \$3,942.40, which shall bear interest at the applicable statutory rate as set forth in F.S. 55.03. The interest rate will adjust in accordance with Section 55.03, Florida Statutes. For all of which sum let execution issue forthwith.

**DONE AND ORDERED** in chambers, Pensacola, ESCAMBIA County, Florida.

*[Handwritten Signature]*  
JUDGE PAT KINSEY  
on 09/01/2022 12:34:26 0RpNFfko

cc:  
Attorney for Plaintiff  
Defendant

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: *[Signature]* D.C.  
DATE: 10/12/2022





IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

LORENZO DWAYNE MOBLEY  
172 MORENO COURT  
PENSACOLA, FL 32507

CASE NO: 2013 MM 001419 A

DIVISION: I  
DATE OF BIRTH: 07/13/1965  
SOCIAL SECURITY NBR: [REDACTED]

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MAY 13, 2013, an order assessing fines, costs, and additional charges was entered against the Defendant, **LORENZO DWAYNE MOBLEY** requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of **\$623.00**, the amounts of which shall bear interest at the rate prescribed by law **4.75%** until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

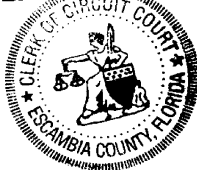
**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida, this

16<sup>th</sup> day of May 2013.

[Signature]  
COUNTY JUDGE

Copy to: DEFENDANT



CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: <u>Brenda S. Childers</u>	D.C.
DATE: <u>5-23-2013</u>	

FILED & RECORDED  
COUNTY CLERK'S DIVISION  
2013 MAY 17 P 2:22  
PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
CFCTMMFNLCHRG

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2013 MM 001420 A

LORENZO DWAYNE MOBLEY  
172 MORENO CT  
PENSACOLA, FL 32507

DIVISION: I  
DATE OF BIRTH: 07/13/1965  
SOCIAL SECURITY NBR: [REDACTED]

**FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES**

On MAY 20, 2013, an order assessing fines, costs, and additional charges was entered against the Defendant, **LORENZO DWAYNE MOBLEY** requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of **\$725.00**, the amounts of which shall bear interest at the rate prescribed by law **4.75%** until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

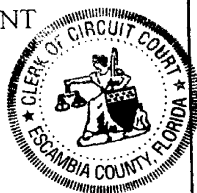
**FOR WHICH LET EXECUTION ISSUE.**

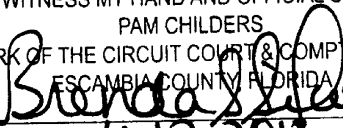
**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida, this

29<sup>th</sup> day of May 2013.

  
COUNTY JUDGE

Copy to: DEFENDANT



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY:  D.C.  
DATE: 6-12-2013

FILED & RECORDED  
COUNTY CLERK'S DIVISION  
2013 MAY 29 P 2:53  
PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

CFCTMMFNLCHRG5



## Electronically Certified Court Record

This is to certify that this is a true and correct copy of the original document, which may have redactions as required by law.

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### DOCUMENT INFORMATION

<b>Agency Name:</b>	Escambia County Clerk of the Court and Comptroller
<b>Clerk of the Circuit Court:</b>	The Honorable Pam Childers
<b>Date Issued:</b>	8/30/2023 10:57:30 AM
<b>Unique Reference Number:</b>	CAA-CACABGBCBIEHBJ-BCADD-BDGGFHIBH-HAHCJD-E
<b>Case Number:</b>	172020CF000490XXXAXX
<b>Case Docket:</b>	CIVIL LIEN FOR UNPAID FINES & COSTS
<b>Requesting Party Code:</b>	20201612184719
<b>Requesting Party Reference:</b>	shantoria.english@escambiaclerk.com

---

### CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable Pam Childers, Escambia County Clerk of the Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Escambia Clerk of the Court. The document may have redactions as required by law.

### HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://Verify.Clerkecertify.com/VerifyImage>.

\*\*The web address shown above contains an embedded link to the verification page for this particular document.



Filing # 180803240 E-Filed 08/30/2023 10:00:39 AM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

LORENZO DWAYNE MOBLEY

CASE NO: 2020 CF 000490 A

CITATION NO: A76PB7E  
ABPVKPE  
ABPVKQE  
ABPVKSE  
ABPVKTE  
ABPVKRE

1480 CHANNING PL  
PENSACOLA, FL 32534

DIVISION: F  
DATE OF BIRTH: 07/13/1965

**FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES**

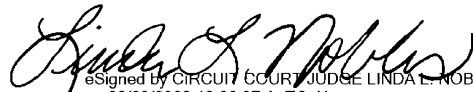
On **AUGUST 29, 2023**, an order assessing fines, costs, and additional charges was entered against the Defendant, **LORENZO DWAYNE MOBLEY**. Defendant has failed to make payment in full in accordance with this order. Therefore,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$3,252.00**, which shall bear interest at the rate prescribed by law, **7.69%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.

  
eSigned by CIRCUIT COURT JUDGE LINDA L. NOBLES  
on 08/29/2023 18:06:37 AnTovHno

(CFCTMMFNLCGRS2 #24984)

Unique Code : CAA-CACABGBCBIEHBU-BCADD-BDGGFHIBH-HAHCJD-E Page 1 of 1



**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: 030744634 Certificate Number: 000946 of 2021**

**Payor: HELEN JEAN HENDERSON WATSON 1480 CHANNING PL PENSACOLA, FL 32534  
Date 12/6/2023**

Clerk's Check # 1  
Tax Collector Check # 1

Clerk's Total \$517.56  
Tax Collector's Total \$5,125.97  
Postage \$79.31  
Researcher Copies \$0.00  
Recording \$10.00  
Prep Fee \$7.00  
Total Received \$5,739.84

**PAM CHILDERS  
Clerk of the Circuit Court**

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

*paid*  
*\$5191.93*  
*[Signature]*

**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>**

*.40¢  
over*

## 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 8985, Page 1829, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00946, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 030744634 (0224-02)

DESCRIPTION OF PROPERTY:

LT 70 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 543 P 112 OR 7019 P 1977

SECTION 23, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: HELEN JEAN HENDERSON WATSON

Dated this 6th day of December 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk