

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-27-2023  
Application Date

---

Applicant's signature

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300420

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
03-2479-000	2021/1168	06-01-2021	LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG E 84 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 149 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 214 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT FOR POB CONT ALG SLY R/W LI S 90 DEG E 120 FT S 0 DEG 45 MIN 0 SEC E ALG E LI OF LT 108 FOR 82 64/100 FT S 89 DEG 15 MIN 0 SEC W 120 FT N 0 DEG 45 MIN 0 SEC W 84 21/100 FT TO POB

ALG SLY R/W LI S 90 DEG E 120 FT S 0 DEG 45 MIN 0 SEC E ALG E LI OF LT 108 FOR 82 64/100 FT S 89 DEG 15 MIN 0 SEC  
W 120 FT N 0 DEG 45 MIN 0 SEC W 84 21/100 FT TO POB

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/03/2024</u> Signature, Clerk of Court or Designee	

## INSTRUCTIONS

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

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

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

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

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

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

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

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

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

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

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

### Clerk of Court (complete Part 5)

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

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

LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG E 84 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 149 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 214 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT FOR POB CONT



# 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

0124.14

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 27, 2023
Property description	MANGUM RONALD MANGUM ANNDREZE 6299 WINDWOOD DR PENSACOLA, FL 32504 7300 BLK MANGUM DR 03-2479-000 LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT B (Full legal attached.)	Certificate #	2021 / 1168
		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)
# 2021/1168	06/01/2021	768.78	38.44	807.22
→Part 2: Total*				807.22

## 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)
# 2022/1289	06/01/2022	780.83	6.25	39.04	826.12
Part 3: Total*					826.12

## 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)	1,633.34
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	682.43
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,690.77

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: Jennifer N. Cassidy  
Signature, Tax Collector or Designee

Escambia, Florida  
Date May 17th, 2023

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

+ \$6.25

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:05/19/2023 (rc.2236)



# 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>	311S301000000108	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	032479000	2022	\$48,330	\$0	\$48,330	\$48,330
<b>Owners:</b>	MANGUM RONALD MANGUM ANNREZE	2021	\$48,330	\$0	\$48,330	\$48,330
<b>Mail:</b>	6299 WINDWOOD DR PENSACOLA, FL 32504	2020	\$48,330	\$0	\$48,330	\$48,330
<b>Situs:</b>	7300 BLK MANGUM DR 32504	Disclaimer				
<b>Use Code:</b>	VACANT RESIDENTIAL 🔑	Tax Estimator				
<b>Taxing Authority:</b>	COUNTY MSTU	File for New Homestead Exemption Online				
<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)	None	
01/1994	3500	865	\$33,000	WD		 Legal Description LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING...	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							
Extra Features						None	

**Section Map Id:**  
31-1S-30-1

**Approx. Acreage:**  
1.7942

**Zoned:** 🔑

**Evacuation & Flood Information**  
[Open Report](#)

**Parcel Information**

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

**Launch Interactive Map**

**Buildings**

**Images**

None

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 01168**, 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:

(see attached)

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 032479000 (0124-14)**

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

**RONALD MANGUM and ANNDREZE MANGUM**

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 January, which is the **3rd** day of **January 2024**.

Dated this 23rd 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



# LEGAL DESCRIPTION

LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG E 84 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 149 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 214 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT FOR POB CONT ALG SLY R/W LI S 90 DEG E 120 FT S 0 DEG 45 MIN 0 SEC E ALG E LI OF LT 108 FOR 82 64/100 FT S 89 DEG 15 MIN 0 SEC W 120 FT N 0 DEG 45 MIN 0 SEC W 84 21/100 FT TO POB



**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 #: 03-2479-000 CERTIFICATE #: 2021-1168

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: October 25, 2003 to and including October 25, 2023 Abstractor: Cody Campbell

BY

Michael A. Campbell,  
As President  
Dated: October 26, 2023

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

October 26, 2023

Tax Account #: **03-2479-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RONALD MANGUM AND ANNDREZE MANGUM**

**By Virtue of Warranty Deed recorded 1/10/1994 in OR 3500/865**

**ABTRACTOR'S NOTE: IT APPEARS THAT PROPERTY IS BEING USED AS EASEMENT FOR INGRESS AND EGRESS FOR THE ADJACENT PROPERTIES, SO WE HAVE ALSO NOTIFIED MANGUM PROPERTIES LLC.**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Judgment in favor of Della W. Truitt recorded 1/24/2011 – OR 6682/147**

**ABTRACTOR'S NOTE: RELEASE OF JUDGMENT IN OR 6831/162 APPEARS TO STATE THAT THE JUDGMENT IS RELEASED AS TO DEFENDANT NAMED "RESIDENTIAL RENOVATION CO., INC.," WHEREAS JUDGMENT IN OR 6678/1328 NAMES "RON MANGUM" AS DEFENDANT SO WE INCLUDED FOR NOTICE.**

4. Taxes:

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

**Tax Account #: 03-2479-000**

**Assessed Value: \$48,330**

**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:** JAN 3, 2024

**TAX ACCOUNT #:** 03-2479-000

**CERTIFICATE #:** 2021-1168

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

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

RONALD MANGUM AKA RON MANGUM,  
ANNDREZE MANGUM, AND MANGUM PROPERTIES, LLC  
6299 WINDWOOD DR  
PENSACOLA, FL 32504

RONALD MANGUM  
AND ANNDREZE MANGUM  
7320 MANGUM DR  
PENSACOLA, FL 32504

MANGUM PROPERTIES, LLC  
7326 MANGUM DR  
PENSACOLA, FL 32504

MANGUM PROPERTIES, LLC  
7314 MANGUM DR  
PENSACOLA, FL 32504

MANGUM PROPERTIES, LLC  
7308 MANGUM DR  
PENSACOLA, FL 32504

DELLA W. TRUITT  
547 WYNNEHUYRST ST  
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 26<sup>th</sup> day of October, 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

October 26, 2023

Tax Account #:03-2479-000

### LEGAL DESCRIPTION EXHIBIT "A"

LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG E 84 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 149 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALE E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 214 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT FOR POB CONT ALG SLY R/W LI S 90 DEG E 120 FT S 0 DEG 45 MIN 0 SEC E ALG E LI OF LT 108 FOR 82 64/100 FT S 89 DEG 15 MIN 0 SEC W 120 FT N 0 DEG 45 MIN 0 SEC W 84 21/100 FT TO POB

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2479-000 (0124-14)

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

REC 44-8901  
DOC \$231.00

3500M 865 69299  
1993 #31-15-30-1000-000-108

State of Florida  
COUNTY OF ESCAMBIA  
**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That J. GORDON LYNN AND FRANCES H. LYNN,  
HUSBAND AND WIFE

Grantor,  
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby  
acknowledged, do bargain, sell, convey and grant unto RONALD MANGUN AND ANNOREZE MANGUN,  
HUSBAND AND WIFE

Grantee, of  
6299 WINDWOOD DRIVE PENSACOLA FLORIDA 32504  
the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA

to wit  
LOT 108 FIRST ADDITION TO OAKHURST BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH,  
RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3 PAGE  
5 OF THE PUBLIC RECORDS OF SAID COUNTY.

D.S. PD. \$231.00  
DATE 1-10-94  
JOE A. FLOWERS, COMPTROLLER  
CERY REG. #5940 #328-7401

FILED  
JAN 10 11 20 AM '94  
CLERK OF COUNTY  
ESCAMBIA

Subject to taxes for interest paid and to valid easements, mineral reservations, and restrictions of record affecting the above property, if any.  
The grantor and grantee shall execute separate and distinct deeds, the execution of the foregoing, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest.  
And the grantor covenants that he is well seized of an undivided estate in fee simple in the said property, and has a good right to convey the same, that it is free of all liens or encumbrances, and that he, his  
heirs, executors and administrators, the said grantor, his heirs, executors, administrators and assigns, in the said and possible possession and enjoyment thereof, against all persons lawfully claiming the  
same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 7th day of JANUARY, 19 94

Signed, sealed and delivered  
in presence of  
KAREN McCLANNY  
LEOLA MORRITT

J. Gordon Lynn (seal)  
J. GORDON LYNN BY SHIRLEY LYNN VAN MATRE  
AS ATTORNEY IN FACT (seal)  
Frances H. Lynn (seal)  
FRANCES H. LYNN BY SHIRLEY LYNN VAN MATRE  
AS ATTORNEY IN FACT (seal)  
Shirley Lynn Van Matre (seal)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th day of JANUARY, 19 94, by  
J. GORDON LYNN AND FRANCES H. LYNN, HUSBAND AND WIFE

personally known to me or who produced driver's license identification and who did not take an oath.

KAREN McCLANNY

Notary Public  
Commission number: CC-161538  
Commission expires: 11-21-95

25x10

32x

**Prepared By and Return To:**

Springdale Title, LLC  
Attn: Kathy Wilson  
551 Creighton Road, Suite E 104  
Pensacola, FL 32504

Order No.: STL22-0473

Property Appraiser's Parcel I.D. (folio) Number:  
311S301000020108, 311S301000040108, 11S301000010108 and  
11S301000030108

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED executed May 18, 2022, by **Ronald Mangum and Anndreze Mangum, husband and wife**, (the "First Party"), to **Mangum Properties LLC** whose post office address is 6299 Windwood Dr, Pensacola, Florida 32504, (the "Second Party") (wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) in hand by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Escambia, State of Florida, to-wit:

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

**the above described property is not the homestead of the Grantors.**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of:

*[Signature]*  
 Witness Signature  
Jessica Truax  
 Printed Name of First Witness  
*[Signature]*  
 Witness Signature  
Kathy G. Wilson  
 Printed Name of Second Witness

*[Signature]*  
 Ronald Mangum

*[Signature]*  
 Andreze Mangum

**Grantor Address:**  
 6299 Windwood Dr  
 Pensacola, FL 32504

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization on 5/18/2023, by Ronald Mangum and Andreze Mangum.

Personally known ☐  
 or Produced Identification ☒  
 Type of Identification Produced ID  
*[Signature]*  
 Notary Public  
 Print Name:  
 My Commission Expires:



Kathryn C. Wilson  
 Notary Public, State of Florida  
 My Comm. Expires 03/20/2024  
 Commission No. CG 974503



**EXHIBIT "A"**

STL22-0473

A PORTION OF LOT 108, FIRST ADDITION TO OAKHURST BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 PAGE 5 OF THE PUBLIC RECORDS OF SAID COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS.

**DESCRIPTION: PARCEL "A"**

COMMENCE AT THE NORTHWEST CORNER OF LOT 117, FIRST ADDITION TO OAKHURST, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 3, PAGE 5, OF THE PUBLIC RECORDS OF SAID COUNTY; SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID SECTION 31 AND THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W); THENCE GO EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W) A DISTANCE OF 1630.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF LOT 108, FIRST ADDITION TO OAKHURST; THENCE GO SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 108 A DISTANCE OF 82.64 FEET; THENCE GO SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 120 FEET; THENCE GO NORTH 00 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 84.21 FEET TO THE POINT OF BEGINNING.

**DESCRIPTION: (EASEMENT FOR INGRESS/EGRESS)**

COMMENCING AT THE NORTHWEST CORNER OF LOT 117, FIRST ADDITION TO OAKHURST, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 3, PAGE 5 OF THE PUBLIC RECORDS OF SAID COUNTY; SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID SECTION 31 AND THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W); THENCE GO EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W) A DISTANCE OF 1575.00 FEET TO THE NORTHWEST CORNER OF LOT 108, FIRST ADDITION TO OAKHURST SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 55.00 FEET; THENCE GO SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 513.28 FEET TO THE NORTH LINE OF A GULF POWER COMPANY EASEMENT (D.R. BOOK 86, PAGE 758); THENCE GO SOUTH 89 DEGREES 20 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF SAID EASEMENT A DISTANCE OF 55.00 FEET TO THE WEST LINE OF SAID LOT 108, THENCE GO NORTH 00 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF LOT 108 A DISTANCE OF 513.91 FEET TO THE POINT OF BEGINNING.

AND

THIS LINE INTENTIONALLY DELETED.

AND

A PORTION OF LOT 108, FIRST ADDITION TO OAKHURST BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 PAGE 5 OF THE PUBLIC RECORDS OF SAID COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: PARCEL "C"

COMMENCE AT THE NORTHWEST CORNER OF LOT 117, FIRST ADDITION TO OAKHURST, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 3, PAGE 5, OF THE PUBLIC RECORDS OF SAID COUNTY; SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID SECTION 31 AND THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W); THENCE GO EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W) A DISTANCE OF 1630.00 FEET; THENCE GO SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 149.21 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 65.00 FEET; THENCE GO NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 120.90 FEET TO THE EAST LINE OF LOT 108, THENCE GO NORTH 00 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE EAST LINE A DISTANCE OF 65.00 FEET; THENCE GO SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: (EASEMENT FOR INGRESS/EGRESS)

COMMENCING AT THE NORTHWEST CORNER OF LOT 117, FIRST ADDITION TO OAKHURST, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 3, PAGE 5 OF THE PUBLIC RECORDS OF SAID COUNTY; SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID SECTION 31 AND THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W); THENCE GO EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W) A DISTANCE OF 1575.00 FEET TO THE NORTHWEST CORNER OF LOT 108, FIRST ADDITION TO OAKHURST SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 55.00 FEET; THENCE GO SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 513.28 FEET TO THE NORTH LINE OF A GULF POWER COMPANY EASEMENT (O.R. BOOK 80, PAGE 758); THENCE GO SOUTH 89 DEGREES 20 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF SAID EASEMENT A DISTANCE OF 55.00 FEET TO THE WEST LINE OF SAID LOT 108; THENCE GO NORTH 00 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF LOT 108 A DISTANCE OF 513.91 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF LOT 108, FIRST ADDITION TO OAKHURST BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 PAGE 5 OF THE PUBLIC RECORDS OF SAID COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: PARCEL "D"

COMMENCE AT THE NORTHWEST CORNER OF LOT 117, FIRST ADDITION TO OAKHURST, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 3, PAGE 5, OF THE PUBLIC RECORDS OF SAID COUNTY; SAID POINT BEING THE

INTERSECTION OF THE WEST LINE OF SAID SECTION 31 AND THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W); THENCE GO EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W) A DISTANCE OF 1630.00 FEET; THENCE GO SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 214.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 65.00 FEET; THENCE GO NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST 120.00 FEET TO A POINT ON THE EAST LINE OF LOT 108; THENCE GO NORTH 00 DEGREES 45 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 65.00 FEET; THENCE GO SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION; (EASEMENT FOR INGRESS/EGRESS)

COMMENCING AT THE NORTHWEST CORNER OF LOT 117, FIRST ADDITION TO OAKHURST, SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 3, PAGE 5 OF THE PUBLIC RECORDS OF SAID COUNTY; SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID SECTION 31 AND THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W); THENCE GO EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF FAIRCHILD STREET (66' R/W) A DISTANCE OF 1575.00 FEET TO THE NORTHWEST CORNER OF LOT 108, FIRST ADDITION TO OAKHURST SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 55.00 FEET; THENCE GO SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 513.28 FEET TO THE NORTH LINE OF A GULF POWER COMPANY EASEMENT (O.R. BOOK 80, PAGE 758); THENCE GO SOUTH 89 DEGREES 20 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF SAID EASEMENT A DISTANCE OF 55.00 FEET TO THE WEST LINE OF SAID LOT 108; THENCE GO NORTH 00 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF LOT 108 A DISTANCE OF 513.91 FEET TO THE POINT OF BEGINNING.

Recorded in Public Records 01/12/2011 at 09:38 AM OR Book 6678 Page 1328,  
Instrument #2011002522, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY FLORIDA

DELLA W. TRUITT  
547 Wynnehuyrst St.  
Pensacola, FL 32503

Plaintiff,

vs.

Case No.  
Division

2011 JAN 11 P 2 17  
COUNTY CIVIL DIVISION  
2010 SC 004433  
5

RON MANGUM  
6299 Windwood Dr.  
Pensacola, FL 32504

Defendant.

FINAL JUDGMENT

At a final hearing in open court on January 11, 2011, the parties appeared representing themselves. On October 13, 2008, plaintiff contracted with defendant to provide "blueprints" suitable to use in seeking a permit and building an addition to her home. She paid \$1,200.00 for the plans. So far defendant has not provided the blueprints so that she can get a permit and/or start the work. He has stopped returning calls, emails and/or text messages. She wishes to terminate the contract and seeks refund of all monies paid.

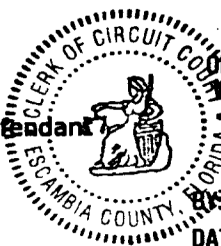
Defendant's testimony was contradictory at best. At times he testified that the final design plan was approved in December 2009, and then at other times he testified that he is still working on the design. He testified that he is still waiting for the plaintiff to give him information so he can draw what she wants, but then states that he has the completed plans in his computer ready to "print." Then he testified that he still has to get the engineer's review and certification before he can complete the blueprints, but the cost has gone up and there are no funds left to get engineering certification. In other words, it is clear that this case has been pending for so long, that the facts have become confused in the defendant's mind. One thing, however, is clear. After more than twenty-six months, the defendant has not completed the work and the plaintiff is not satisfied.

The contract is clear and unambiguous. Defendant was to provide "all documents required for a building permit" including but not limited to "scale drawings of floor plans and elevations... structural information . . . electrical . . . mechanical . . . framing and roof plans. . ." for a "stipulated sum" with "revision until satisfied." It is undisputed that after more than two years, defendant has not provided the final design to plaintiff, nor does she have the documents necessary to obtain a permit to start her home addition. She does not wish to wait any longer and now seeks a full refund. The court finds that she has carried her burden of proof that defendant has breached the contract and it is

ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$1,200.00 plus court costs of \$235.00 all of which shall accrue interest at the rate of 6% per annum for which let execution issue.

DONE AND ORDERED this 11<sup>th</sup> day of January 2011 in chambers, Pensacola, Escambia County, Florida.

cc: Plaintiff, Defendant



"CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN CASE NO. 2010 SC 004433  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"  
DATE: 1/24/2011

Case: 2010 SC 004433

00027777588  
Dkt: CC1033 Pg#: 1

After Recording Return to:  
Surety Land Title of Florida, LLC  
358 West Nine Mile Road, Ste. D  
Pensacola, FL 32534

**RELEASE of FINAL JUDGMENT**

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**KNOW ALL MEN BY THESE PRESENTS**, that the undersigned

**DELLA W. TRUITT**

Acknowledges full payment of the indebtedness secured by that certain **FINAL JUDGMENT** against

**RESIDENTIAL RENOVATION CO., INC., A FLORIDA CORPORATION**

which said **FINAL JUDGMENT** dated 1/11/2011 and was recorded on 1/12/2011, in the Public  
Records of ESCAMBIA County, Florida, in OFFICIAL RECORDS BOOK 6678, Page 1328, and re-  
recorded on 1/24/2011, in OFFICIAL RECORDS BOOK 6682, Page 147.

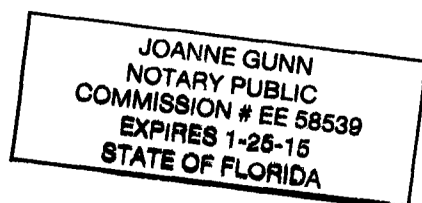
IN WITNESS WHEREOF, the undersigned has executed this release on this the 29 day of  
MARCH, 2012.

Della W. Trutt  
DELLA W. TRUITT

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said county and state, hereby certify that DELLA  
W. TRUITT, who is signed to the foregoing, acknowledged before me on this date that bring informed  
of the contents of the release, executed the same voluntarily and provided current drivers license as  
identification.

GIVEN under my hand this 29 day of MARCH, 2012.



[Signature]  
Notary Public

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 01168 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

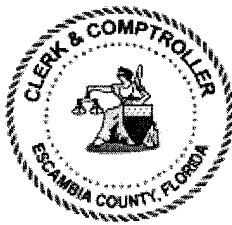
RONALD MANGUM      ANNDREZE MANGUM  
6299 WINDWOOD DR   6299 WINDWOOD DR  
PENSACOLA, FL 32504   PENSACOLA, FL 32504

MANGUM PROPERTIES, LLC   MANGUM PROPERTIES, LLC  
7326 MANGUM DR               7314 MANGUM DR  
PENSACOLA, FL 32504        PENSACOLA, FL 32504

RONALD MANGUM      ANNDREZE MANGUM  
7320 MANGUM DR       7320 MANGUM DR  
PENSACOLA FL 32504   PENSACOLA FL 32504

MANGUM PROPERTIES, LLC  
7308 MANGUM DR  
PENSACOLA, FL 32504

WITNESS my official seal this 16th day of November 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 January 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01168, 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:

(see attached)

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032479000 (0124-14)

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

RONALD MANGUM and ANNREZE MANGUM

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 January, which is the **3rd** day of January 2024.

Dated this 16th day of November 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

## LEGAL DESCRIPTION

LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG E 84 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 149 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 214 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT FOR POB CONT ALG SLY R/W LI S 90 DEG E 120 FT S 0 DEG 45 MIN 0 SEC E ALG E LI OF LT 108 FOR 82 64/100 FT S 89 DEG 15 MIN 0 SEC W 120 FT N 0 DEG 45 MIN 0 SEC W 84 21/100 FT TO POB



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(see attached)

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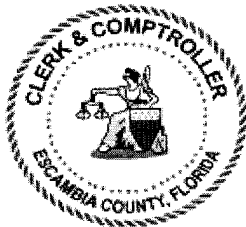
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### Post Property:

**7300 BLK MANGUM DR 32504**



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

By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

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### Personal Services:

**RONALD MANGUM**  
6299 WINDWOOD DR  
PENSACOLA, FL 32504

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



By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG E 84 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 149 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 214 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT FOR POB CONT ALG SLY R/W LI S 90 DEG E 120 FT S 0 DEG 45 MIN 0 SEC E ALG E LI OF LT 108 FOR 82 64/100 FT S 89 DEG 15 MIN 0 SEC W 120 FT N 0 DEG 45 MIN 0 SEC W 84 21/100 FT TO POB

## 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 January 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 01168**, 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:

(see attached)

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 032479000 (0124-14)**

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

**RONALD MANGUM and ANNDREZE MANGUM**

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 January, which is the **3rd** day of **January 2024**.

Dated this 16th day of November 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:

**ANNDREZE MANGUM**  
6299 WINDWOOD DR  
PENSACOLA, FL 32504

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



By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG E 84 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 149 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 214 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT FOR POB CONT ALG SLY R/W LI S 90 DEG E 120 FT S 0 DEG 45 MIN 0 SEC E ALG E LI OF LT 108 FOR 82 64/100 FT S 89 DEG 15 MIN 0 SEC W 120 FT N 0 DEG 45 MIN 0 SEC W 84 21/100 FT TO POB

RONALD MANGUM [0124-14]  
6299 WINDWOOD DR  
PENSACOLA, FL 32504

9171 9690 0935 0129 1336 62

ANNDREZE MANGUM [0124-14]  
6299 WINDWOOD DR  
PENSACOLA, FL 32504

9171 9690 0935 0129 1336 55

MANGUM PROPERTIES, LLC [0124-14]  
7326 MANGUM DR  
PENSACOLA, FL 32504

9171 9690 0935 0129 1336 48

MANGUM PROPERTIES, LLC [0124-14]  
7314 MANGUM DR  
PENSACOLA, FL 32504

9171 9690 0935 0129 1336 31

RONALD MANGUM [0124-14]  
7320 MANGUM DR  
PENSACOLA FL 32504

9171 9690 0935 0129 1336 24

ANNDREZE MANGUM [0124-14]  
7320 MANGUM DR  
PENSACOLA FL 32504

9171 9690 0935 0129 1335 94

MANGUM PROPERTIES, LLC [0124-14]  
7308 MANGUM DR  
PENSACOLA, FL 32504

9171 9690 0935 0129 1336 00

Contact -  
owner





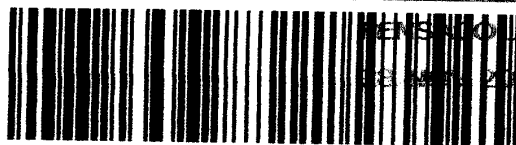
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PAID  
CLERK OF THE CIRCUIT COURT  
2023 DEC 11 A 11:21  
PENSACOLA COUNTY, FL

ANNDREZE MANGUM [0124-14]  
7320 MANGUM DR  
PENSACOLA FL 32504

9326020588820000

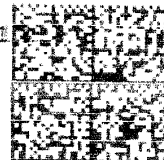
**CERTIFIED MAIL™**



9171 9690 0935 0129 1335 94

PENSACOLA FL 325

DEC 11 2023 PM 1



quadiant

FIRST-CLASS MAIL  
IM1

**\$007.18<sup>00</sup>**

11/28/2023 ZIP 32502  
043M31219281

US POSTAGE

FL17

NIXIE

322 FE 1

0012/07/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF

BC: 32502583355

\*2638-01840-28-41

32502>5833

32504>2444X

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

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS

2023 DEC 11 A 11:00

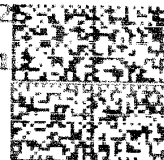
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**CERTIFIED MAIL**



9171 9690 0935 0129 1336 24

PENSACOLA FL 325  
09 NOV 11 02:23PM 11



quadiant

FIRST-CLASS MAIL

IMI

\$007.18

11/28/2023 ZIP 32502  
043M31219251

US POSTAGE

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RONALD MANGUM [0124-14]  
7320 MANGUM DR  
PENSACOLA FL 32504

9300010035800018

NIXIE

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0012/07/25

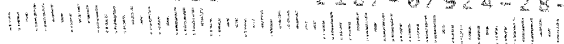
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UNABLE TO FORWARD

UTF

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BC: 32502583335

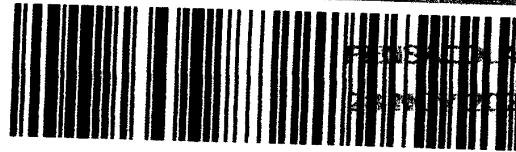
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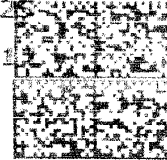
**CERTIFIED MAIL™**

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



9171 9690 0935 0129 1336 48

PENSACOLA FL 32502  
2023 NOV 28 3PM 12



quadiant

FIRST CLASS MAIL  
IMI

\$007.18

11/28/2023 ZIP 32502  
043M31219251

US POSTAGE

C39  
LN  
11-29

11-29  
JUN - 3  
MAY 2024

MANGUM PROPERTIES, LLC [0124-14]  
7326 MANGUM DR  
PENSACOLA, FL 32504

RIXIE 322 02 1 0012/28/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC  
32504-6437253

BC: 32502583335 \*2638-08739-28-40



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



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

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

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

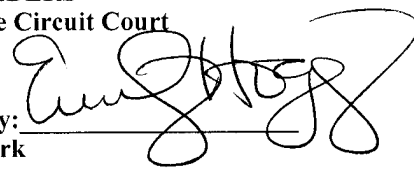
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 032479000 Certificate Number: 001168 of 2021**

**Payor: BRYON MANGUM 7146 SONNY DR PENSACOLA FL 32504      Date 12/20/2023**

Clerk's Check #	1	Clerk's Total	\$3,756
Tax Collector Check #	1	Tax Collector's Total	\$3,000.27
		Postage	\$50.47
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,645.30</del>

**\$3,598.10**

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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



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

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

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

**Case # 2021 TD 001168**

**Redeemed Date 12/20/2023**

**Name BRYON MANGUM 7146 SONNY DR PENSACOLA FL 32504**

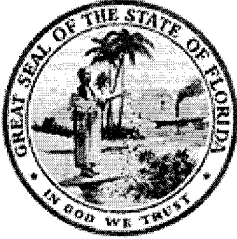
Clerk's Total = TAXDEED	\$517.56 <b>\$3,530.63</b>
Due Tax Collector = TAXDEED	\$3,000.27
Postage = TD2	\$50.47
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 032479000 Certificate Number: 001168 of 2021**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/3/2024"/>	Redemption Date <input type="text" value="12/20/2023"/>
Months	9	8
Tax Collector	<input type="text" value="\$2,690.77"/>	<input type="text" value="\$2,690.77"/>
Tax Collector Interest	\$363.25	\$322.89
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,060.27	<input type="text" value="\$3,019.91"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$61.56	\$54.72
Total Clerk	\$517.56	<input type="text" value="\$510.72"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$50.47"/>	<input type="text" value="\$50.47"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,645.30	\$3,598.10
	Repayment Overpayment Refund Amount	\$47.20
Book/Page	<input type="text" value="8982"/>	<input type="text" value="753"/>

Notes

## 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 8982, Page 753, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01168, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 032479000 (0124-14)

(see attached)

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: RONALD MANGUM and ANNDREZE MANGUM

Dated this 20th day of December 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG E 84 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 149 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 214 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT FOR POB CONT ALG SLY R/W LI S 90 DEG E 120 FT S 0 DEG 45 MIN 0 SEC E ALG E LI OF LT 108 FOR 82 64/100 FT S 89 DEG 15 MIN 0 SEC W 120 FT N 0 DEG 45 MIN 0 SEC W 84 21/100 FT TO POB



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0124-14

Document Number: ECSO23CIV043042NON

Agency Number: 24-001676

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01168 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: RONALD MANGUM AND ANNDREZE MANGUM

Defendant:

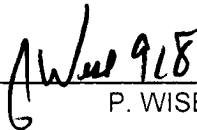
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 11/29/2023 at 9:35 AM and served same on ANNDREZE MANGUM , in ESCAMBIA COUNTY, FLORIDA, at 7:45 AM on 11/30/2023 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: LARONDA MANGUM, DAUGHTER, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

 918

P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## 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 January 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01168, 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:

(see attached)

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032479000 (0124-14)

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

RONALD MANGUM and ANNDREZE MANGUM

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 January, which is the **3rd** day of January 2024.

Dated this 16th day of November 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:

**ANNDREZE MANGUM**  
6299 WINDWOOD DR  
PENSACOLA, FL 32504

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

2023 NOV 16 PM 4:00  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

## LEGAL DESCRIPTION

LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG E 84 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 149 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 214 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT FOR POB CONT ALG SLY R/W LI S 90 DEG E 120 FT S 0 DEG 45 MIN 0 SEC E ALG E LI OF LT 108 FOR 82 64/100 FT S 89 DEG 15 MIN 0 SEC W 120 FT N 0 DEG 45 MIN 0 SEC W 84 21/100 FT TO POB

ESCAMBIA COUNTY SHERIFF'S OFFICE

ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0124-14

Document Number: ECSO23CIV043043NON

Agency Number: 24-001677

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01168 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: RONALD MANGUM AND ANNDREZE MANGUM

Defendant:

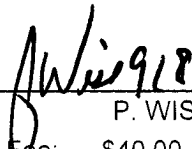
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 11/29/2023 at 9:35 AM and served same on RONALD MANGUM , in ESCAMBIA COUNTY, FLORIDA, at 7:45 AM on 11/30/2023 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: LARONDA MANGUM, DAUGHTER, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## 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 January 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01168, 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:

(see attached)

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032479000 (0124-14)

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

RONALD MANGUM and ANNREZE MANGUM

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 January, which is the 3rd day of January 2024.

Dated this 16th day of November 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:

RONALD MANGUM  
6299 WINDWOOD DR  
PENSACOLA, FL 32504

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

LOT 108 1ST ADDN OAKHURST PB 3 P 5 OR 3500 P 865 LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG E 84 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 149 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT S 0 DEG 45 MIN 0 SEC E 214 21/100 FT FOR POB CONT S 0 DEG 45 MIN 0 SEC E 65 FT N 89 DEG 15 MIN 0 SEC E 120 FT TO E LI OF LT 108 N 0 DEG 45 MIN 0 SEC W ALG E LI 65 FT S 89 DEG 15 MIN 0 SEC W 120 FT TO POB AND LESS BEG AT NW COR OF LT 117 1ST ADDN OAKHURST PT BEING INTERSECTION OF W LI OF SEC AND S R/W LI OF FAIRCHILD ST (66 FT R/W) ELY ALG S R/W LI OF FAIRCHILD ST 1630 FT FOR POB CONT ALG SLY R/W LI S 90 DEG E 120 FT S 0 DEG 45 MIN 0 SEC E ALG E LI OF LT 108 FOR 82 64/100 FT S 89 DEG 15 MIN 0 SEC W 120 FT N 0 DEG 45 MIN 0 SEC W 84 21/100 FT TO POB

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0124-14

Document Number: ECSO23CIV042983NON

Agency Number: 24-001638

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01168 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: RONALD MANGUM AND ANNDREZE MANGUM

**Defendant:**

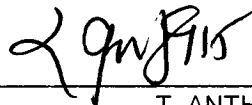
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/29/2023 at 9:34 AM and served same at 8:38 AM on 11/30/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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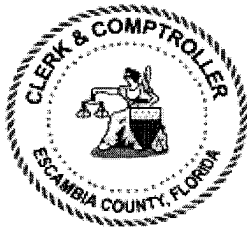
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Dated this 16th day of November 2023.

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:

7300 BLK MANGUM DR 32504



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



## LEGAL DESCRIPTION

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# 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 – 01-03-2024 – TAX CERTIFICATE #'S 01168

in the CIRCUIT Court

was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 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: 2023.12.21 10:11:49 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 21ST day of DECEMBER  
A.D., 2023

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5973600064AAE, cn=Heather Tuttle  
Date: 2023.12.21 10:11:57 -06'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**



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

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TAX ACCOUNT NUMBER 032479000  
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Dated this 22nd day of November 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-11-30-12-07-14-21-2023

Sworn to and subscribed before me this 21ST day of DECEMBER A.D., 2023

*Heather Tuttle*

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2023.12.21 10:12:02 -06'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**

Page 2 of 2



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