

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300153

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
06-1857-000	2021/2483	06-01-2021	S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO PINECREST PB 2 P 34

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-17-2023
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/04/2023</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.

S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO PINECREST PB 2 P 34



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

1023.06

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	ARMSTRONG MATTIE EST OF & KNIGHT LEROY EST OF 2517 NORTH R ST PENSACOLA, FL 32505 2517 N R ST 06-1857-000 S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN (Full legal attached.)	Certificate #	2021 / 2483
		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)
# 2021/2483	06/01/2021	692.21	34.61	726.82
→ Part 2: Total*				726.82

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)
# 2022/2673	06/01/2022	759.53	6.25	37.98	803.76
Part 3: Total*					803.76

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)	1,530.58
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	750.36
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)	2,655.94

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 1st, 2023

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information Parcel ID: 172S301402011012 Account: 061857000 Owners: ARMSTRONG MATTIE EST OF & KNIGHT LEROY EST OF Mail: 2517 NORTH R ST PENSACOLA, FL 32505 Situs: 2517 N R ST 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$4,387</td> <td>\$44,548</td> <td>\$48,935</td> <td>\$42,483</td> </tr> <tr> <td>2021</td> <td>\$4,387</td> <td>\$35,075</td> <td>\$39,462</td> <td>\$38,621</td> </tr> <tr> <td>2020</td> <td>\$4,387</td> <td>\$30,723</td> <td>\$35,110</td> <td>\$35,110</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for New Homestead Exemption Online		Year	Land	Imprv	Total	Cap Val	2022	\$4,387	\$44,548	\$48,935	\$42,483	2021	\$4,387	\$35,075	\$39,462	\$38,621	2020	\$4,387	\$30,723	\$35,110	\$35,110
Year	Land	Imprv	Total	Cap Val																			
2022	\$4,387	\$44,548	\$48,935	\$42,483																			
2021	\$4,387	\$35,075	\$39,462	\$38,621																			
2020	\$4,387	\$30,723	\$35,110	\$35,110																			
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/1985</td> <td>2139</td> <td>76</td> <td>\$27,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/1985	2139	76	\$27,500	WD		2022 Certified Roll Exemptions None Legal Description S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO... Extra Features FRAME SHED									
Sale Date	Book	Page	Value	Type	Official Records (New Window)																		
10/1985	2139	76	\$27,500	WD																			

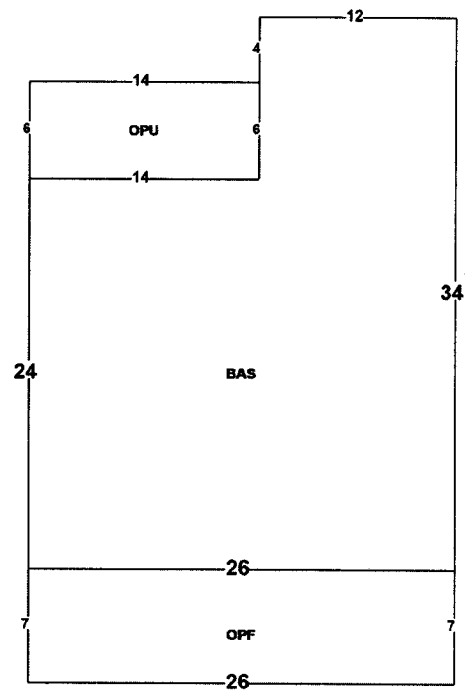
Parcel Information		Launch Interactive Map
Section Map Id: 17-2S-30-1 Approx. Acreage: 0.1151 Zoned: MDR Evacuation & Flood Information Open Report		
View Florida Department of Environmental Protection(DEP) Data		
Buildings Address: 2517 N R ST, Year Built: 1953, Effective Year: 1953, PA Building ID#: 79380		

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SMARTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1010 Total SF

BASE AREA - 744
OPEN PORCH FIN - 182
OPEN PORCH UNF - 84



Images



5/3/2016 12:00:00 AM

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036230 5/8/2023 10:51 AM
OFF REC BK: 8973 PG: 1038 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02483**, 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:

**S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76
2ND ADDN TO PINECREST PB 2 P 34**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061857000 (1023-06)

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

EST OF MATTIE ARMSTRONG and EST OF LEROY KNIGHT

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 October, which is the **4th** day of **October 2023**.

Dated this 5th 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 #: 06-1857-000 CERTIFICATE #: 2021-2483

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: June 30, 2003 to and including June 30, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: July 10, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 10, 2023

Tax Account #: **06-1857-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LEROY KNIGHT AND MATTIE ARMSTRONG**

By Virtue of Warranty Deed recorded 11/4/1985 in OR 2139/76

ABTRACTOR'S NOTE: WE FIND NO PROBATE FOR LEROY KNIGHT OR MATTIE ARMSTRONG. WE DO FIND A DEATH CERTIFICATE ON A MATTIE ELIZABETH ARMSTRONG IN OR 6677/148 THAT LISTS A SURVIVING SPOUSE OF LEWIS HERMAN ARMSTRONG. WE ARE UNABLE TO DETERMINE IF THIS THE SAME MATTIE ARMSTRONG BUT WE INCLUDED LEWIS AND HIS CREDITORS FOR NOTICE.

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 10/05/1998 – OR 4316/400**
 - b. Lien in favor of Pensacola Energy recorded 01/10/2020 – OR 8229/403**
 - c. Lien in favor of Emerald Coast Utilities Authority recorded 05/28/2020 – OR 8302/1079**
 - d. Code Enforcement Order recorded 05/16/2022 – OR 8785/1418**
 - e. Judgment in favor of Capital One Bank (USA), NA recorded 03/19/2009 – OR 6438/1369**
 - f. Judgment in favor of Larry D. Kellar recorded 10/27/2010 – OR 6651/1064 together with Certificate recorded in 10/27/2010 – OR 6651/1072**
 - g. Judgment in favor of State of FL/Escambia County recorded 09/02/2003 – OR 5249/274**

4. Taxes:

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

Tax Account #: 06-1857-000

Assessed Value: \$42,483.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: OCT 4, 2023

TAX ACCOUNT #: 06-1857-000

CERTIFICATE #: 2021-2483

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

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

LEROY KNIGHT AND
MATTIE ARMSTRONG AND
ESTATE OF LEROY KNIGHT AND
ESTATE OF MATTIE ARMSTRONG
AND LEWIS HERMAN ARMSTRONG
2517 NORTH R ST
PENSACOLA, FL 32505

LEWIS HERMAN ARMSTRONG
1598 BYRNEVILLE RD
CENTURY, FL 32535

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

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

CAPITAL ONE BANK (USA) NA
PO BOX 85015
RICHMOND, VA 23285

LEROY KNIGHT
374 EL MATADOR TRL
PENSACOLA, FL 32506

LARRY D KELLAR
201 E GOVERNMENT ST
PENSACOLA, FL 32502

Certified and delivered to Escambia County Tax Collector, this 10th day of July, 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

July 10, 2023

Tax Account #:06-1857-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76
2ND ADDN TO PINECREST PB 2 P 34**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-1857-000 (1023-06)

ORGAN 213976

State of Florida
COUNTY OF ESCAMBIA

WARRANTY DEE

"THIS INSTRUMENT WAS PREPARED BY
J. FRANK JACKSON
AN EMPLOYEE OF
FARMERS TITLE INSURANCE CORPORATION,
10 SOUTH BAYVIEW STREET
PENSACOLA, FLORIDA
INCIDENT TO THE ISSUANCE OF A
TITLE INSURANCE CONTRACT -

KNOW ALL MEN BY THESE PRESENTS That EVELYN ROSE PENTON AND W.C. PENTON, HER HUSBAND,
AS DEVISES UNDER THE WILL OF GRACE MARIE GREENBERG.

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 LEROY KNIGHT, A SINGLE MAN AND MATTIE ARMSTRONG, A SINGLE WOMAN Grantor,

2517 N. "B" STREET PENSACOLA, FLORIDA 32505

Use of the terms "grantor" and "grantee" shall include singular or plural the male or the female whose will is being probated and shall include their heirs and assigns or successors in interest. The following described real property situate, lying and being in the State of Florida and County of ESCAMBIA to wit:

The South 4.58 feet of the East 100 feet of Lot 1 and the East 100 feet of the North 45.42 feet of Lot 2, Block "L", Second Addition to Pinecrest Subdivision, according to the plat recorded in Plat Book 2 at Page 34 of the public records of Escambia County, Florida.

DS PD. \$ 137.50
DATE 11-4-85
JOE A. FLOWERS, COMPTROLLER
BY J. Flowers D.C.
CERT REG #59-2043328-27-01

Subject to heirs for current year and to said assessments, mineral reservations and restrictions if record affecting the above property, if any.

To have and to hold together with and singular the covenants, conditions and assurances therein belonging or in anywise appertaining, live from all exemptions and right of homestead.

And the grantor over and to the use and benefit of an irrevocable trust in his sample in the said property, and by a good right to convey the same, that if a live of her or her inheritance, and the he, his heirs, executors and administrators the said grantor, his heirs, executors, administrators and assigns in the over and saidable possession and inheritance 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 10 day of OCTOBER 1985

Signed, sealed and delivered in the presence of Evelyn Rose Penton (SEAL)
EVELYN ROSE PENTON

Simon K. Alvares
James P. Messner

EVEN ROSS PENTON
W. C. Penton (SEAL)
 W. C. PENTON

State of Florida,

COUNTY OF _____ ESCAMBIA

Before the subscriber personally appeared EVELYN ROSE PENTON AND
W. C. PENTON, HUSBAND AND

known to me, and known to the undersigned, who is described by said name(s) in and, who executed the foregoing instrument, and who is authorized executing the same for the uses and purposes therein set forth.

Given under my hand _____ day of OCTOBER 19 85

My commission expires:

408497

OR BK 4316 PG0400
Escambia County, Florida
INSTRUMENT 98-530804

NOTICE OF LIEN

RCD Oct 05, 1998 11:52 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-530804

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: KNIGHT LEROY
ARMSTONG MATTIE
2517 NORTH R ST
PENSACOLA FL 32505

ACCT.NO. 06 1857 000 000

AMOUNT \$70.40

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:

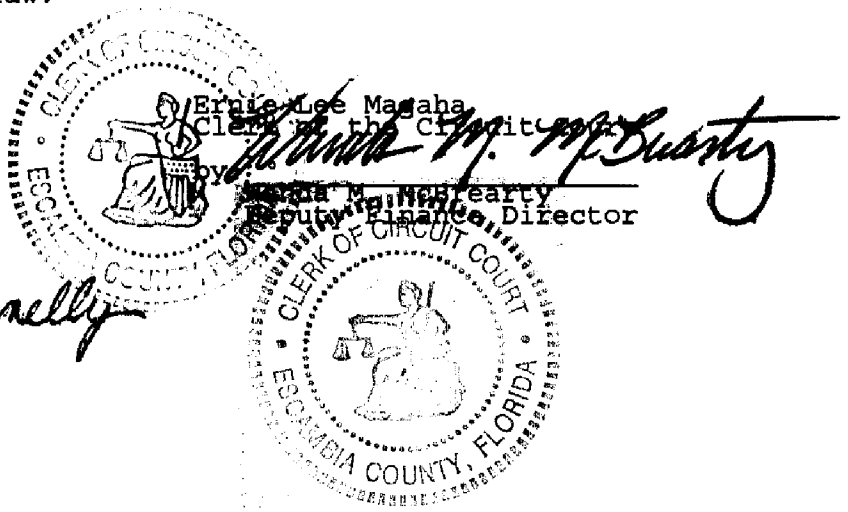
S 4 58/100 FT OF E 100 FT
OF LT 1 AND E 100 FT OF N
45 42/100 FT OF LT 2 BLK L
DB 475 P 340
2ND ADDN TO PINECREST
PB 2 P 34
PROP.NO. 17 2S 30 1402 011 012

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 \$70.40. 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 Guerrigane B. Donnelly
Deputy Clerk





**This instrument was prepared
by and is to be returned to:**

John Madden, Customer Service Manager
City of Pensacola / Pensacola Energy
P.O. Box 12910
Pensacola, Florida 32521-0044

Tax Parcel ID No.: 172S301402011012

NOTICE OF LIEN FOR MUNICIPAL GAS SERVICES

Notice is hereby given that, pursuant to §159.17, Florida Statutes, and the City of Pensacola Resolution #09-10, the **City of Pensacola**, a Florida municipal corporation, has filed this lien against the following described real property situated in Escambia County, Florida:

Property Owner: ARMSTRONG MATTIE

Legal description: S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF
LT 2 BLK L OR 2139 P 76 2ND ADDN TO PINECREST PB 2 P 34

More commonly known as: 2517 N R ST

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, this lien shall be void and of no effect.

The total amount due the City of Pensacola through January 30, 2020 is \$ 167.50, together with additional unpaid natural gas service charges, if any, which may accrue subsequent to that date and simple interest on unpaid charges at 18 percent per annum.

A signed copy of this lien has been sent to the property owner of record, MATTIE ARMSTRONG, 2517 NORTH R ST PENSACOLA, FL 32505 via certified mail return receipt requested and regular U.S. mail this 10th day of JANUARY, 2020.

CITY OF PENSACOLA,
a Florida municipal corporation

BY: John Madden
John Madden

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of JANUARY, 2019, by John Madden, of the City of Pensacola, who is personally known to me and who did not take an oath.

[Notary Seal]



Janet L. Matteson
Notary Public - State of Florida

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING,
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:
S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND
ADDN TO..

Customer: MATTIE ARMSTRONG

Account Number: 8930-7377

Amount of Lien: \$ 266.43, 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: 5/6/2020

EMERALD COAST UTILITIES AUTHORITY

BY: Carol Gardner

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6TH day of MAY, 2020, by CAROL GARDNER of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

John W. Gairnes, III
Notary Public
State of Florida
My Commission Expires June 25, 2021
Commission No. 118402

John W. Gairnes, III
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE2201365U
LOCATION: 2517 N R ST
PR#: 172S301402011012

VS.

ARMSTRONG MATTIE EST OF
&, KNIGHT LEROY EST OF
2517 NORTH R ST
PENSACOLA, FL 32505

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, None,
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structures - 30-203 (N) Siding

Unsafe Structures - 30-203 (O) Roof



Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (R) Unsafe stair/porch

Unsafe Structures - 30-203 (T) Windows in bad repair

Unsafe Structures - 30-203 (U) Broken/cracked

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **6/9/2022** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **6/10/2022**.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING**

OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

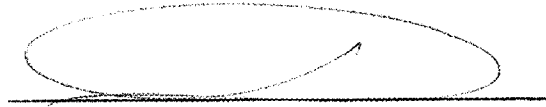
The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 10th day of May, 2022.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCEELJFA-BCADD-CACCAFAACH-BBGJAC-G Page 4 of 4

Recorded in Public Records 10/24/2008 at 11:32 AM OR Book 6390 Page 517,
Instrument #2008080004, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 08-SC-3745

CAPITAL ONE BANK (USA), NA

Plaintiff

FINAL SUMMARY JUDGMENT

vs.

LEROY KNIGHT

Defendant(s)

THIS CAUSE having come to be heard before this Honorable Court on September 3, 2008 upon Plaintiff's Motion for Summary Judgment and the Court having heard argument of counsel and being otherwise fully advised in the premises, finds as follows:

That there are no genuine issues as to any material facts and Plaintiff is entitled to a judgment as a matter of law.

IT IS THEREUPON ORDERED AND ADJUDGED THAT:

Plaintiff whose address is P.O.Box 85015, Richmond, VA 23285 shall recover from Defendant(s) LEROY KNIGHT the principal sum of \$1,066.22, court costs in the amount of \$175.00, pre-judgment interest in the amount of \$528.70, and attorney's fees in the amount of \$ 500, that shall bear interest at the rate of 11% per annum, for all of the above let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney. The Fact Information Sheet need not be recorded in the Public Records.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 21st day of October, 2008.

Copies furnished to:
HAYT, HAYT & LANDAU
7765 SW 87 Ave, Suite 101
Miami, Florida 33173

LEROY KNIGHT
374 El Matador Trl
Pensacola, Florida 32506
08-06974-0

COUNTY COURT JUDGE
"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: [Signature] D.C.

Case: 2008 SC 003745

00021027278

Dkt: CC1033 Pg#:

2008 OCT 21 P 2:37
FILED & RECORDED
ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

Recorded in Public Records 08/30/2010 at 11:59 AM OR Book 6629 Page 1525,
Instrument #2010056307, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

LARRY D. KELLAR,

Plaintiff,

vs.

CASE NO. 2010-SC-002141
DIVISION: "V"

LEROY and PRISCILLA KNIGHT,
374 El Matador Trail
Pensacola, Florida 32506,
husband and wife,

Defendants.

FINAL JUDGMENT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

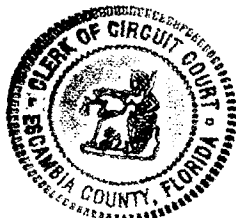
THIS CAUSE having come on for consideration on the Plaintiff's Complaint and the Court's
Summons/Notice to Appear for Pretrial Conference, and the Court having considered the
evidence/Affidavits submitted by Plaintiff, and being otherwise fully advised in the premises, it is
hereby

ORDERED AND ADJUDGED that:

1. Plaintiff, LARRY D. KELLAR, Esquire, whose address is 201 East Government Street,
Pensacola, Florida 32502, shall have of and recover from Defendants, LEROY and PRISCILLA
KNIGHT, whose address is 374 El Matador Trail, Pensacola, Florida 32506, the sum of \$4,314.41,
plus pre-judgment interest from November 21, 2007 to August 25, 2010 in the sum of
\$ 1041.52, plus costs in the sum of \$ 3600.00, for a total of
\$ 575.93 which shall bear interest at the rate of 6% as provided by Florida Statute,
for all of which let execution issue.

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: Ernie Lee Magaha D.C.



Case: 2010 SC 002141

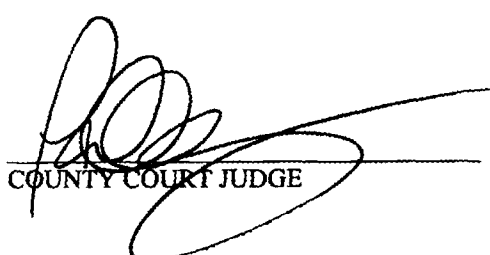
00091977070

Dkt: CC1033 Pg#: 7

2. It is further ordered and adjudged that the Defendants, LEROY and PRISCILLA KNIGHT, shall complete and notarize the Florida Small Claims Rules Form 7.343 (Fact Information Sheets) attached hereto, including all required documents, and return to the Plaintiff within 45 days of the date of entry of this Final Judgment unless the Final Judgment is satisfied or a Motion for New Trial or Notice of Appeal is filed.

3. Jurisdiction of this case is retained to enter further Orders that are proper to compel the Defendants to complete Form 7.343, Fact Information Sheet, including all required attachments, and return it to the Plaintiff.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida this
25th day of August, 20 10.


COUNTY COURT JUDGE

Conformed copies to:

Plaintiff, Larry D. Kellar, Esquire
Defendants, Leroy and Priscilla Knight
374 El Matador Trail
Pensacola, Florida 32506

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

LARRY D. KELLAR,

Plaintiff,

vs.

CASE NO. 2010-SC-002141

DIVISION: "V"

LEROY and PRISCILLA KNIGHT,
374 El Matador Trail
Pensacola, Florida 32506,
husband and wife,

Defendants.

FACT INFORMATION SHEET
LEROY KNIGHT

Full Legal Name: _____
Nicknames or Aliases: _____
Residence Address: _____
Mailing Address (if different): _____
Telephone Numbers: (Home) _____ (Business) _____
Name of Employer: _____
Address of Employer: _____
Position or Job Description: _____
Rate of Pay: \$ _____ per _____ Average Paycheck: \$ _____ per _____
Average Commissions or Bonuses: \$ _____ per _____ Commissions or bonuses are based on _____
Other Personal Income: \$ _____ from _____
(Explain details on the back of this sheet or on an additional sheet if necessary.)
Social Security Number _____ Birthdate: _____
Drivers License Number: _____
Marital Status: _____ Spouse's Name: _____

Spouse Related Portion

Spouse's Address (if different): _____
Spouse's Social Security Number: _____ Birthdate: _____
Spouse's Employer: _____
Spouse's Average Paycheck or Income \$ _____ per _____
Other Family Income: \$ _____ per _____
(Explain details on the back of this sheet or on an additional sheet if necessary.)

Names and Ages of All Your Children (and addresses if not living with you):

Child Support or Alimony Paid: \$ _____ per _____

Names of Others You Live With: _____

Who is Head of Your Household: _____ You _____ Spouse _____ Other Person

Checking Account at: _____ Account # _____

Savings Account at: _____ Account # _____

Describe all other accounts or investments you may have, including stocks, mutual funds, savings bonds, or annuities, on back of this sheet or an additional sheet if necessary.

For Real Estate (land) You Own or Are Buying:

Address: _____

All Names on Title: _____

Mortgage Owed to: _____

Balance Owed: \$ _____

Monthly Payment: \$ _____

(Attach a copy of the deed or mortgage, or list the legal description of the property on the back of this sheet or on an additional sheet if necessary. Also provide the same information on any other property you own or are buying.)

For All Motor Vehicles You Own or Are Buying:

Year/Make/Model: _____ Color: _____

Vehicle ID No: _____ Tag No: _____ Mileage: _____

Names on Title: _____ Present Value: \$ _____

Loan Owed to: _____

Balance on Loan: \$ _____

Monthly Payment: \$ _____

(List all other automobiles, as well as other vehicles, such as boats, motorcycles, bicycles, or aircraft, on the back of this sheet or on an additional sheet if necessary.)

Have you given, sold, loaned, or transferred any real or personal property worth more than \$100 to any person in the last year? If your answer is "yes," describe the property, market value, and sale price, and give the name and address of the person who received the property.

Does anyone owe you money? _____ Amount Owed: \$ _____

Name and Address of Person Owning Money: _____

Reason money is owed: _____

Please attach copies of the following:

- a. Your last pay stub.
- b. Your last 3 statements for each bank, savings, credit union, or other financial account.
- c. Your motor vehicle registrations and titles.
- d. Any deeds or titles to any real or personal property you own or are buying, or leases to property you are renting.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THAT THE FOREGOING ANSWERS ARE TRUE AND COMPLETE.

LEROY KNIGHT, Judgment Debtor

STATE OF FLORIDA

COUNTY OF _____

The foregoing affidavit was acknowledged before me this _____ day of _____, 20____, by LEROY KNIGHT, who is personally known to me or has produced _____ as identification and who _____ did/did not _____ take an oath.

WITNESS my hand and official seal, this _____ day of _____, 2010.

NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: _____

My Commission Number: _____

THE JUDGMENT DEBTOR SHALL MAIL OR DELIVER THIS FORM, TOGETHER WITH ALL ATTACHMENTS, TO THE CLERK OF COURT AND MAIL OR DELIVER A COPY OF THE COMPLETED FORM, TOGETHER WITH ALL ATTACHMENTS, TO THE JUDGMENT CREDITOR OR THEIR ATTORNEY.

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

LARRY D. KELLAR,

Plaintiff,

vs.

CASE NO. 2010-SC-002141

DIVISION: "V"

LEROY and PRISCILLA KNIGHT,
374 El Matador Trail
Pensacola, Florida 32506,
husband and wife,

Defendants.

FACT INFORMATION SHEET
PRISCILLA KNIGHT

Full Legal Name: _____
Nicknames or Aliases: _____
Residence Address: _____
Mailing Address (if different): _____
Telephone Numbers: (Home) _____ (Business) _____
Name of Employer: _____
Address of Employer: _____
Position or Job Description: _____
Rate of Pay: \$ _____ per _____ Average Paycheck: \$ _____ per _____
Average Commissions or Bonuses: \$ _____ per _____ Commissions or bonuses are based on _____
Other Personal Income: \$ _____ from _____
(Explain details on the back of this sheet or on an additional sheet if necessary.)
Social Security Number _____ Birthdate: _____
Drivers License Number: _____
Marital Status: _____ Spouse's Name: _____

Spouse Related Portion

Spouse's Address (if different): _____
Spouse's Social Security Number: _____ Birthdate: _____
Spouse's Employer: _____
Spouse's Average Paycheck or Income \$ _____ per _____
Other Family Income: \$ _____ per _____
(Explain details on the back of this sheet or on an additional sheet if necessary.)

Names and Ages of All Your Children (and addresses if not living with you):

Child Support or Alimony Paid: \$ _____ per _____

Names of Others You Live With: _____

Who is Head of Your Household: _____ You _____ Spouse _____ Other Person

Checking Account at: _____ Account # _____

Savings Account at: _____ Account # _____

Describe all other accounts or investments you may have, including stocks, mutual funds, savings bonds, or annuities, on back of this sheet or an additional sheet if necessary.

For Real Estate (land) You Own or Are Buying:

Address: _____

All Names on Title: _____

Mortgage Owed to: _____

Balance Owed: \$ _____

Monthly Payment: \$ _____

(Attach a copy of the deed or mortgage, or list the legal description of the property on the back of this sheet or on an additional sheet if necessary. Also provide the same information on any other property you own or are buying.)

For All Motor Vehicles You Own or Are Buying:

Year/Make/Model: _____ Color: _____

Vehicle ID No: _____ Tag No: _____ Mileage: _____

Names on Title: _____ Present Value: \$ _____

Loan Owed to: _____

Balance on Loan: \$ _____

Monthly Payment: \$ _____

(List all other automobiles, as well as other vehicles, such as boats, motorcycles, bicycles, or aircraft, on the back of this sheet or on an additional sheet if necessary.)

Have you given, sold, loaned, or transferred any real or personal property worth more than \$100 to any person in the last year? If your answer is "yes," describe the property, market value, and sale price, and give the name and address of the person who received the property.

Does anyone owe you money? _____ Amount Owed: \$ _____

Name and Address of Person Owning Money: _____

Reason money is owed: _____

Please attach copies of the following:

- a. Your last pay stub.
- b. Your last 3 statements for each bank, savings, credit union, or other financial account.
- c. Your motor vehicle registrations and titles.
- d. Any deeds or titles to any real or personal property you own or are buying, or leases to property you are renting.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THAT THE FOREGOING ANSWERS ARE TRUE AND COMPLETE.

PRISCILLA KNIGHT, Judgment Debtor

STATE OF FLORIDA

COUNTY OF _____

The foregoing affidavit was acknowledged before me this _____ day of _____, 20____, by PRISCILLA KNIGHT, who is personally known to me or has produced _____ as identification and who _____ did/did not _____ take an oath.

WITNESS my hand and official seal, this _____ day of _____, 2010.

NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: _____

My Commission Number: _____

THE JUDGMENT DEBTOR SHALL MAIL OR DELIVER THIS FORM, TOGETHER WITH ALL ATTACHMENTS, TO THE CLERK OF COURT AND MAIL OR DELIVER A COPY OF THE COMPLETED FORM, TOGETHER WITH ALL ATTACHMENTS, TO THE JUDGMENT CREDITOR OR THEIR ATTORNEY.

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

LARRY D. KELLAR,

Plaintiff,

vs.

CASE NO. 2010-SC-002141
DIVISION: "V"

LEROY and PRISCILLA KNIGHT,
374 El Matador Trail
Pensacola, Florida 32506,
husband and wife,

Defendants.

JUDGMENT LIEN CERTIFICATE

STATE OF FLORIDA

COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority, personally appeared LARRY D. KELLAR,
Esquire, who after being by me first duly sworn, on oath deposes and says as follows:

1. The name of the person who has a lien as a result of the Final Judgement entered on
August 25, 2010 and recorded simultaneously herewith is:

Larry D. Kellar
201 East Government Street
Pensacola, FL 32502
Telephone No. (850) 432-4030

2. The name of each Judgment debtor is:

(a) Leroy Knight
374 El Matador Trail
Pensacola, FL 32506
Telephone No. (850) 458-1487

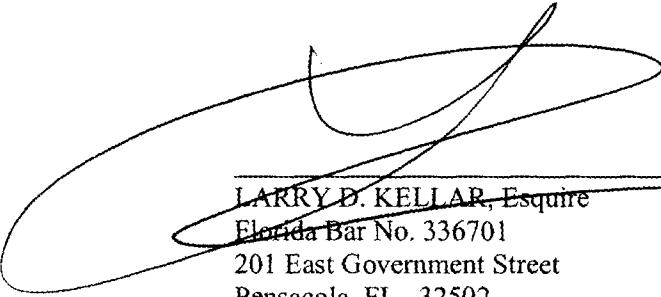
(b) Priscilla Knight
374 El Matador Trail
Pensacola, FL 32506
Telephone No. (850) 458-1487

3. The name of the Judgment creditor is:

Larry D. Kellar
201 East Government Street
Pensacola, FL 32502
Telephone No. (850) 432-4030

4. The Final Judgment was entered by the Escambia County Court, Case No. 2010-SC-002141 in the amount of \$5,715.93 bearing interest at a rate of 6% per annum.

FURTHER AFFIANT SAYETH NAUGHT.



LARRY D. KELLAR, Esquire
Florida Bar No. 336701
201 East Government Street
Pensacola, FL 32502
(850) 432-4030
Plaintiff

SWORN TO AND SUBSCRIBED before me this 26th day of October,
20 10.



NOTARY PUBLIC-STATE OF FLORIDA

My Commission Expires: 04-01-12
My Commission Number: DD0771915



DR BK 5249 P60274
Escambia County, Florida
INSTRUMENT 2003-151637

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
STATE OF FLORIDA,
PLAINTIFF,

RCD Sep 25, 2003 12:06 pm
Escambia County, Florida

v.

CASE No. 01-629A Div J

LEWIS ARMSTRONG,
DEFENDANT.

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-151637

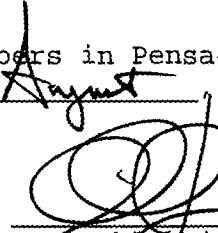
JUDGMENT

It is hereby ORDERED AND ADJUDGED that a civil judgment be entered
in favor of:

Clerk of the Circuit Court, in the amount of \$282.79 which
represents fines and court costs imposed in this case.

The Defendant is responsible for said sum(s) and for such
Judgment let execution issue.

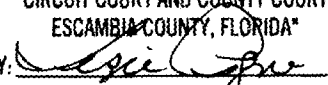
DONE AND ORDERED in Chambers in Pensacola, Escambia County,
Florida, this 27th day of August, 2003.


Honorable Michael Jones
Circuit Judge

cc: 
Assistant State Attorney
Assistant Public Defender
~~Clerk of the Circuit Court~~



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY:  D.C.

CIRCUIT CRIMINAL DIVISION
FILED & RECORDED

2003 AUG 27 P 3:02

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02483 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 17, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF MATTIE ARMSTRONG EST OF LEROY KNIGHT
2517 NORTH R ST 2517 NORTH R ST
PENSACOLA, FL 32505 PENSACOLA, FL 32505

LEWIS HERMAN ARMSTRONG LEROY KNIGHT
2517 NORTH R ST 374 EL MATADOR TRL
PENSACOLA, FL 32505 PENSACOLA, FL 32506

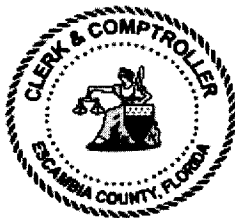
LEWIS HERMAN ARMSTRONG CAPITAL ONE BANK (USA) NA
1598 BYRNEVILLE RD P O BOX 85015
CENTURY, FL 32535 RICHMOND, VA 23285

LARRY D KELLAR CITY OF PENSACOLA
201 E GOVERNMENT ST TREASURY DIVISION
PENSACOLA, FL 32502 P O BOX 12910
PENSACOLA FL 32521

ESCAMBIA COUNTY / COUNTY ATTORNEY ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
221 PALAFOX PLACE STE 430 ESCAMBIA CENTRAL OFFICE COMPLEX
PENSACOLA FL 32502 3363 WEST PARK PLACE
PENSACOLA FL 32505

ECUA ESCAMBIA COUNTY / STATE OF FLORIDA
9255 STURDEVANT ST 190 GOVERNMENTAL CENTER
PENSACOLA, FL 32514 PENSACOLA FL 32502

WITNESS my official seal this 17th day of August 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 October 4, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 02483, 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:

S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76
2ND ADDN TO PINECREST PB 2 P 34

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061857000 (1023-06)

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

EST OF MATTIE ARMSTRONG and EST OF LEROY KNIGHT

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 October, which is the **4th day of October 2023**.

Dated this 14th day of August 2023.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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2ND ADDN TO PINECREST PB 2 P 34**

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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 October, which is the **4th** day of **October 2023**.

Dated this 14th day of August 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:

2517 N R ST 32505



**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 **October 4, 2023**, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02483**, 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:

**S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76
2ND ADDN TO PINECREST PB 2 P 34**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061857000 (1023-06)

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

EST OF MATTIE ARMSTRONG and EST OF LEROY KNIGHT

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 October, which is the **4th** day of **October 2023**.

Dated this 14th day of August 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:

EST OF MATTIE ARMSTRONG
2517 NORTH R ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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2ND ADDN TO PINECREST PB 2 P 34**

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Dated this 14th day of August 2023.

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Personal Services:

EST OF LEROY KNIGHT
2517 NORTH R ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1023-06

Document Number: ECSO23CIV029794NON

Agency Number: 23-009107

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02483 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF MATTIE ARMSTRONG AND EST OF LEROY KNIGHT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/18/2023 at 9:02 AM and served same at 1:58 PM on 8/23/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

K Henley 921
K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

009107
009107

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 October 4, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02483**, 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:

S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 2
2ND ADDN TO PINECREST PB 2 P 34

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061857000 (1023-06)

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

EST OF MATTIE ARMSTRONG and EST OF LEROY KNIGHT

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 October, which is the **4th day of October 2023**.

Dated this 14th day of August 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:

2517 N R ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2023 AUG 18 AM 9:02
ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1023-06

Document Number: ECSO23CIV029792NON

Agency Number: 23-009106

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02483 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2023 AUG 30 A 11:09
ESCAMBIA COUNTY, FL

Plaintiff: RE: EST OF MATTIE ARMSTRONG AND EST OF LEROY KNIGHT
Defendant:

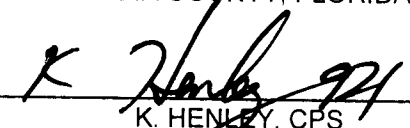
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 8/18/2023 at 9:02 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for EST OF MATTIE ARMSTRONG , Writ was returned to court UNEXECUTED on 8/23/2023 for the following reason:

GIVEN ADDRESS IS BOARDED UP; NO ONE LIVES THERE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 

K. HENLEY, CPS

Service Fee: \$45.00

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 October 4, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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2ND ADDN TO PINECREST PB 2 P 34**

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

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Dated this 14th day of August 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:

EST OF MATTIE ARMSTRONG
2517 NORTH R ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY
 CLERK OF THE CIRCUIT COURT
 CIVIL DIVISION
 2023 AUG 18 AM 9:02
 RECEIVED

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 October 4, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Personal Services:

EST OF MATTIE ARMSTRONG
2517 NORTH R ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1023-06

Document Number: ECSO23CIV029791NON

Agency Number: 23-009105

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02483 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2023 AUG 30 A 11:09
ESCAMBIA COUNTY, FL

Plaintiff: RE: EST OF MATTIE ARMSTRONG AND EST OF LEROY KNIGHT
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 8/18/2023 at 9:02 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for EST OF LEROY KNIGHT , Writ was returned to court UNEXECUTED on 8/23/2023 for the following reason:

GIVEN ADDRESS IS BOARDED UP AND APPEARS VACANT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

K. HENLEY CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Personal Services:

EST OF LEROY KNIGHT
2517 NORTH R ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
 CLERK OF THE CIRCUIT COURT
 CIVIL DIVISION
 AUG 16 19 AM 9:02

RECEIVED

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Personal Services:

EST OF LEROY KNIGHT
2517 NORTH R ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

EST OF MATTIE ARMSTRONG
[1023-06]
2517 NORTH R ST
PENSACOLA, FL 32505

9171 9690 0935 0127 2218 80

LEWIS HERMAN ARMSTRONG
[1023-06]
2517 NORTH R ST
PENSACOLA, FL 32505

9171 9690 0935 0127 2218 66

LEWIS HERMAN ARMSTRONG
[1023-06]
1598 BYRNEVILLE RD
CENTURY, FL 32535

9171 9690 0935 0127 2218 42

LARRY D KELLAR [1023-06]
201 E GOVERNMENT ST
PENSACOLA, FL 32502

9171 9690 0935 0127 2218 28

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1023-06]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 2218 04

ECUA [1023-06]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 2217 81

EST OF LEROY KNIGHT [1023-06]
2517 NORTH R ST
PENSACOLA, FL 32505

9171 9690 0935 0127 2218 73

LEROY KNIGHT [1023-06]
374 EL MATADOR TRL
PENSACOLA, FL 32506

9171 9690 0935 0127 2218 59

*Returned
unclaimed*

CAPITAL ONE BANK (USA) NA
[1023-06]
PO BOX 85015
RICHMOND, VA 23285

9171 9690 0935 0127 2218 35

CITY OF PENSACOLA [1023-06]
TREASURY DIVISION
P O BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0127 2218 11

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1023-06]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2217 98

ESCAMBIA COUNTY / STATE OF
FLORIDA [1023-06]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

CERTIFIED MAIL™

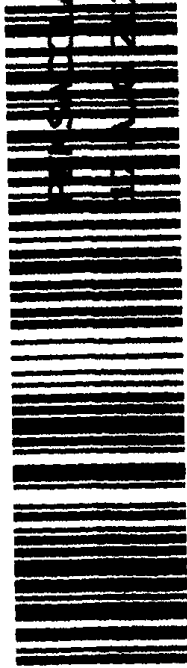
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

17 JUN 2023 23PM 21

quadrant

FIRST-CLASS MAIL

(M)

\$007.18⁰

08/17/2023 ZIP 32502

048M3121925*

US POSTAGE

9171 9690 0935 0127 2218 59

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8/1

LEROY KNIGHT [1023-06]

374 EL MATADOR TRL

PENSACOLA, FL 32506

WEXIE

222 DE 1

0003/09/23

RETURN TO SENDER

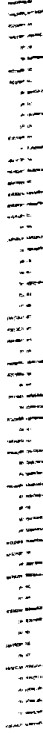
UNPAID

UNC

BC: 32502583335

*2738-02808-17-36

3229267888672



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

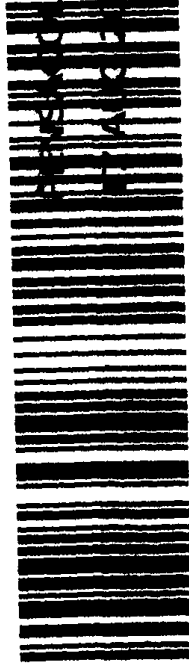
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS
2018 AUG 24 A 9:47
PENSACOLA COUNTY, FL

CAPITAL ONE BANK (USA) NA

[1023-06]

P.O. BOX 85015

RICHMOND, VA 23285



9171 9690 0935 0127 2218 35

PENSACOLA FL 325

11 AUG 2018 23PM 2

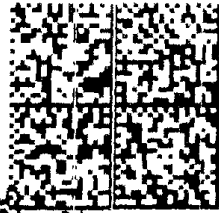
quadrant

FIRST-CLASS MAIL
IM1

\$007.18

08/17/2023 ZIP 32502
043M5121925

US POSTAGE



122 NEE 1 62318888/21/23

RETURN TO SENDER

CAPITAL ONE

BOX CLOSED

UNABLE TO FORWARD

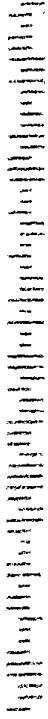
RETURN TO SENDER

BC: 3250258335

23285-501515

32502>5833

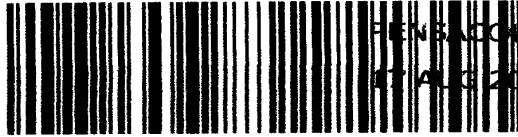
2738-02871-17-36



CERTIFIED MAIL

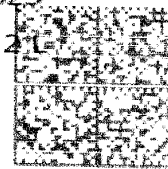
Pam Childers

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



9171 9690 0935 0127 2218 73

PENSACOLA FL 325
AUG 20 2023 PM 2:16



quodient

FIRST-CLASS MAIL
PM

\$007.18

08/20/2023 14:16:00
PENSACOLA, FL 32502

US POSTAGE

EST OF LEROY KNIGHT [1023-06]
2517 NORTH R ST
PENSACOLA, FL 32505

NIXIE 32203 08/20/2023

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
VACANT
SORT IN MANUAL ONLY NO AUTOMATION
BC: 569989999955

5 0935 0127 2218 73



THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 02483, 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:

S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO PINECREST PB 2 P 34

SECTION 17, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 061857000 (1023-06)

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

EST OF MATTIE ARMSTRONG and EST OF
LEROY KNIGHT

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 October, which is the 4th day of October 2023.

Dated this 17th day of August 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

4WR8/30-9/20TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **2021-TD-02483** in the Escambia County Court was published in said newspaper in and was printed and released on August 30, 2023; September 6, 2023; September 13, 2023; and September 20, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of September, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC

Brooklyn Faith Coates

Notary Public

State of Florida

Comm# HH053675

Expires 10/14/2024



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

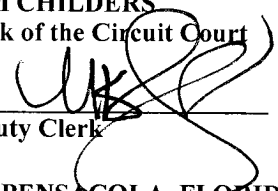
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale**

**Cert # 002483 of 2021 Date 10/4/2023
Name PHIL SMITH**

Cash Summary

Cash Deposit	\$1,800.00
Total Check	\$34,494.50
Grand Total	\$36,294.50

PAM CHILDERS
Clerk of the Circuit Court

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>

Mylanda Johnson (COC)

From: Laurin Gray (COC)
Sent: Wednesday, October 4, 2023 1:48 PM
To: Emily Hogg (COC); Mylanda Johnson (COC)
Cc: COC ACCOUNTING
Subject: FW: [EXTERNAL]Escambia.realtaxdeed.com Wire Transfer Notification - Bidder Number 76524

Incoming Money Transfer Credit (195)	:	34,494.50	34,494.50
--------------------------------------	---	-----------	-----------

Text

WIRE TYPE:WIRE IN DATE:100423 TIME:1352 ET
TRN:2023100400385933 SNDR REF:001231004921434
SERVICE REF:20231004K4B74R1C001340
RELATED REF:
ORIG:PHILLIP Z H SMITH 3201 VINEWOOD LN PACE FL US
32571-9543 ID:0015894177
ORG BK:USAA FEDL SA ID:
INS BK: ID:
SND BK:U S A A FEDERAL SAVINGS BANK ID:314074269
BNF:ESCAMBIA COUNTY CLERK OF CIRCUIT CT PENSACOLA FL 32502
US ID:898033991356
BNF BK: ID:
PAYMENT DETAILS:
REF NO. 76524-855793



Laurin Gray
Manager, Accounting
850-595-4126
lgray@EscambiaClerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
190 W. Government Street, Pensacola FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Customer Service Realauction <CustomerService@realauction.com>
Sent: Wednesday, October 4, 2023 11:53 AM
To: customerservice@realauction.com; Laurin Gray (COC) <LGray@escambiaclerk.com>; Heather Mason (COC) <HMAISON@escambiaclerk.com>
Subject: [EXTERNAL]Escambia.realtaxdeed.com Wire Transfer Notification - Bidder Number 76524

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Attention Finance:

Be advised that the Escambia County bidder referenced below has indicated their intent via Escambia.realtaxdeed.com to initiate a wire transaction.

The details of the transaction are as follows:

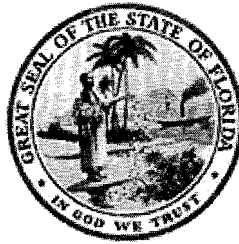
Account Name: Escambia County Clerk of Circuit Court
Account Number: *****1356

Bidder ID: 76524
Bidder Name: Phil Smith
Transaction Type: payment
payment Amount: 34,494.50
Payment Batch ID: 855793

Please note: After receipt of the funds, action is required by your office. Please log into the site at Escambia.realtaxdeed.com and apply the funds to the proper bidder account.

If you have questions regarding the posting of the funds, please contact us at R4C@realauction.com.

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 High Bid Tax Deed Sale**

Cash Summary

Cash Deposit	\$1,800.00
Total Check	\$34,494.50
Grand Total	\$36,294.50

Cert # 002483 of 2021 Date 10/4/2023
Name PHIL SMITH

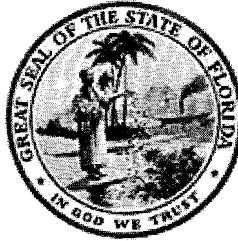
Purchase Price (high bid amount)	\$36,000.00	Total Check	\$34,494.50
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$252.00	Adv Doc. Stamps	\$252.00
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$3,477.57	Postage	\$79.31
		Researcher Copies	\$0.00
- postage	\$79.31		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$3,398.26	Registry of Court	\$3,398.26
Purchase Price (high bid)	\$36,000.00		
-Registry of Court	\$3,398.26	Overbid Amount	\$32,522.43
-advance recording (for mail certificate)	\$18.50		
-postage	\$79.31		
-Researcher Copies	\$0.00		
= Overbid Amount	\$32,522.43		

PAM CHILDERS
 Clerk of the Circuit Court

By: _____
 Deputy Clerk

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2021 TD 002483
Sold Date 10/4/2023
Name PHIL SMITH

RegistryOfCourtT = TAXDEED	\$3,398.26
overbidamount = TAXDEED	\$32,522.43
PostageT = TD2	\$79.31
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$252.00
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 002483	
5/4/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/4/2023	TD84	PA INFO	
5/5/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023034667	
5/12/2023	TD84	TAX DEED NOTICE	
7/13/2023	TD82	PROPERTY INFORMATION REPORT	
8/30/2023	TD81	CERTIFICATE OF MAILING	
9/1/2023	CheckVoided	CHECK (CHECKID 129368) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
9/1/2023	CheckMailed	CHECK PRINTED: CHECK # 900035962 - - REGISTRY CHECK	
9/1/2023	TD84	SHERIFF'S RETURN OF SERVICE	
9/15/2023	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
9/27/2023	TD84	PROOF OF PUBLICATION	
9/29/2023	CheckVoided	CHECK (CHECKID 129958) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
9/29/2023	CheckMailed	CHECK PRINTED: CHECK # 900036054 - - REGISTRY CHECK	
FEES			

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/4/2023 8:46:37 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/4/2023 8:46:37 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/4/2023 8:46:36 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/4/2023 8:46:38 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/4/2023 8:48:00 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/5/2023 9:54:25 AM	2023034667	ASSEMBLY TAX 36 LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
9/29/2023 9:08:18 AM	Check (outgoing)	101830253	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	120.00	900036054 CLEARED ON 9/29/2023
9/1/2023 10:23:18 AM	Check (outgoing)	101822936	BALLINGER PUBLISHING	PO BOX 12665	200.00	900035962 CLEARED ON 9/1/2023
5/5/2023 9:54:25 AM	Deposit	101789479	ASSEMBLY TAX 36 LLC		320.00	Deposit
Deposited			Used	Balance		
320.00			12,640.00	-12,320.00		

Phil Smith

76524

\$36,000.00

Deposit
\$1,800.00

Auction Results Report

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

Sale Date	Case ID	Parcel	Bidder	Winning	Deposit	Auction	Clerk	Rec	EA	POPR	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title
10/04/2023	2021 TD 00248	172S3									\$252.00	\$34,494.50	02483	Phillip Smith	3201 V

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2021 TD 002483
Result Date: 10/04/2023

Title Information:

Name: Phillip Smith

Address1: 3201 Vinewood Lane

Address2:

City: Pace

State: FL

Zip: 32571

Cancel Update

Page 1 of 1

TOTALS: Items Count: 1 Balance: \$34,200.00 Clerk Fees: \$0.00 Rec Fees: \$42.50 Doc Stamps: \$252.00 Total Due: \$34,494.50



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

LEWIS HERMAN ARMSTRONG
2517 NORTH R ST
PENSACOLA, FL 32505

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

Property legal description:

**S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO
PINECREST PB 2 P 34**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 4, 2023**, and a surplus of **\$31,638.48** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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

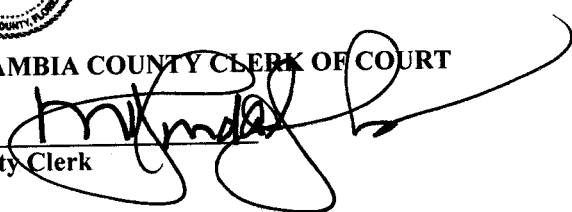
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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

Dated this 9th day of October 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 1766 85



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

LEWIS HERMAN ARMSTRONG
1598 BYRNEVILLE RD
CENTURY, FL 32535

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

Property legal description:

S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO PINECREST PB 2 P 34

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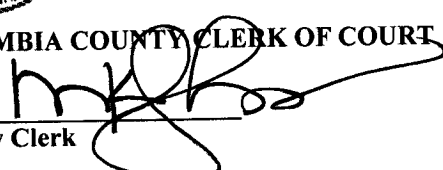
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Dated this 9th day of October 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 1766 78



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

LERROY KNIGHT
374 EL MATADOR TRL
PENSACOLA, FL 32506

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

Property legal description:

**S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO
PINECREST PB 2 P 34**

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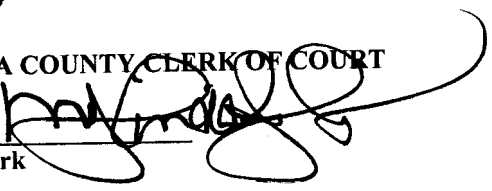
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Dated this 9th day of October 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 1766 92



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

LARRY D KELLAR
201 E GOVERNMENT ST
PENSACOLA, FL 32502

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

Property legal description:

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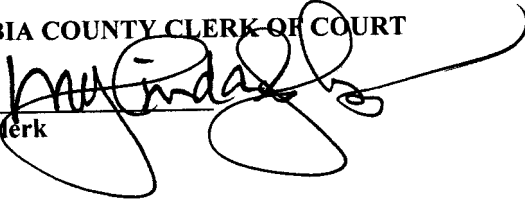
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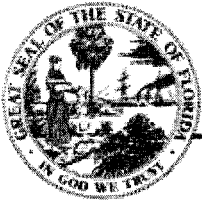


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 1767 08



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

EST OF MATTIE ARMSTRONG
2517 NORTH R ST
PENSACOLA, FL 32505

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

Property legal description:

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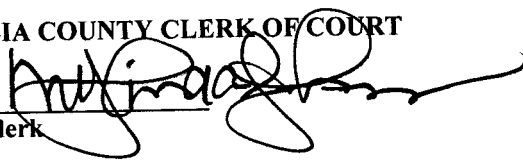
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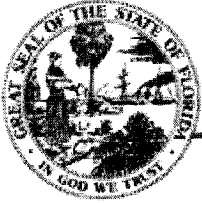


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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9171 9690 0935 0127 1767 15



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

EST OF LEROY KNIGHT
2517 NORTH R ST
PENSACOLA, FL 32505

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

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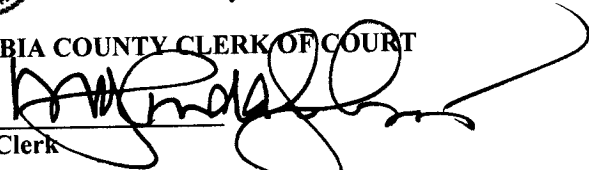
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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

Dated this 9th day of October 2023.

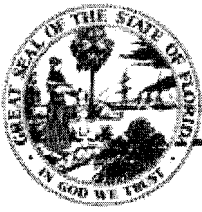


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 1767 46



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

CAPITAL ONE BANK (USA) NA
PO BOX 85015
RICHMOND, VA 23285

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

Property legal description:

**S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO
PINECREST PB 2 P 34**

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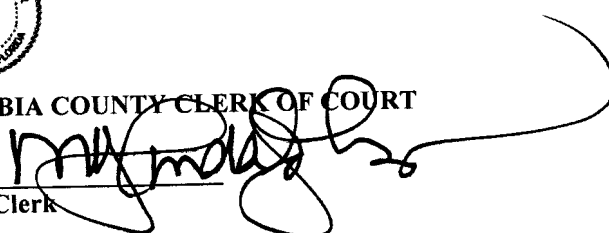
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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 1767 22



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

CITY OF PENSACOLA / PENSACOLA ENERGY
P O BOX 12910
PENSACOLA FL 32521

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

Property legal description:

**S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO
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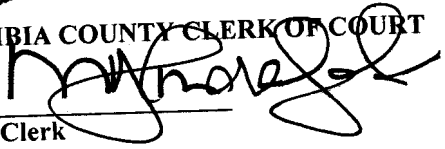
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Dated this 9th day of October 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

ECUA
9255 STURDEVANT ST
PENSACOLA, FL 32514

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

Property legal description:

**S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO
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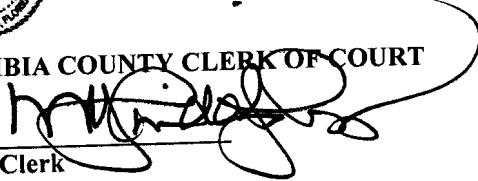
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Dated this 9th day of October 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

ESCAMBIA COUNTY / OFFICIAL RECORDS
MSBU LIEN

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

Property legal description:

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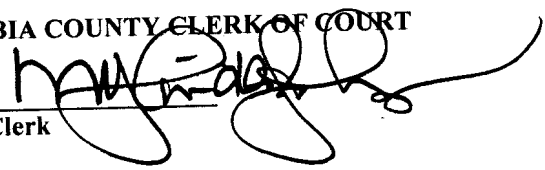
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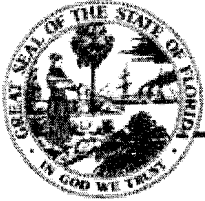
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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

ESCAMBIA COUNTY / STATE OF FLORIDA
LIEN AGAINST LEWIS ARMSTRONG/ POSSIBLE HEIR?
**DID NOT REQUEST PAYOFF ON THIS LIEN

Tax Deed File # 1023-06
Certificate # 02483 of 2021
Account # 061857000

Property legal description:

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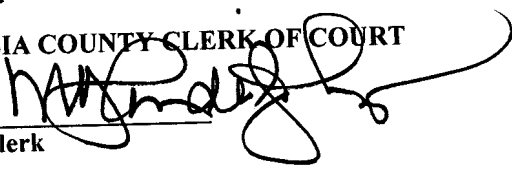
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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT

***not in compliance as of 10 9 2023

2022 CL 050339 / CE2201365U /

AGAINST 2517 NORTH R ST / ALSO 8785/1285

Tax Deed File # 1023-06

Certificate # 02483 of 2021

Account # 061857000

Property legal description:

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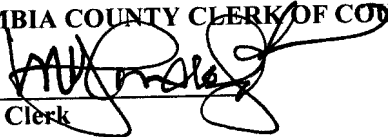
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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

Tax Cert

2021 TD 002483

Property Owner

Est of Mattie Armstrong

Est of Le Roy Knight

Property Address

2517 North R St

SOLD TO:

Phil Smith \$36,000.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:
Recording Fees (from TXD receipt)	\$ 280.50 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 505.34 ✓
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓
Certificate holder/taxes & app fees	\$ 3,392.01 ✓
Refund High Bidder unused sheriff fees	\$ 0
Additional taxes	\$ 0
Postage final notices	\$ 50.47
CITY / P. ENERGY	\$ 221.14
MSBU LIEN	\$ 100.40
ECUA	\$ 459.34
CODE ENJ	\$ 24,409.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Check #	Balance
	\$
Key Fee in BM as OR860	\$
	\$
	\$
	\$
	\$
	\$32,077.09
	\$31,966.02
	\$
	\$31,038.48
	\$31,179.14
	\$6,710.14
	\$
	\$
	\$
	\$
	\$
	\$
	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Post sale process:

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

Lien Information:

✓ MSBU	Due \$ 100.40
✓ 4316/400	Paid \$ 100.40 ✓
✓ CITY LIEN	Due \$ 221.14 ✓
✓ 8229/403	Paid \$ 221.14 ✓
✓ ECUA	Due \$ 459.34
✓ 8302/1079	Paid \$ 459.34
CODE	Due \$ 24,409.00
LIEN 8185/1418	Paid \$ 24,409.00
ST. FL 5214/274	Due \$
✓ LEWIS ARMSTRONG	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

Notes:

??
HEAR?

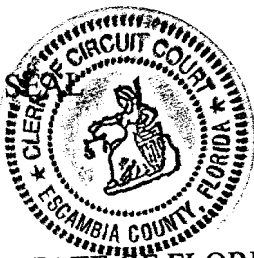
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023083959 10/17/2023 4:28 PM
OFF REC BK: 9056 PG: 156 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

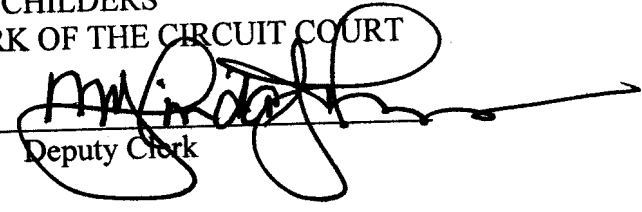
Property Reference No. 172S301402011012

The lien dated 9/4/1998, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against Leroy Knight and Mattie Armstong, recorded in Official Records Book 4316 at Page 400, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



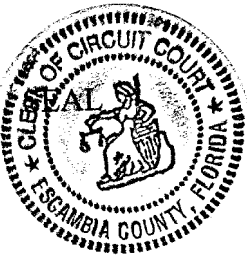
STATE OF FLORIDA
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT

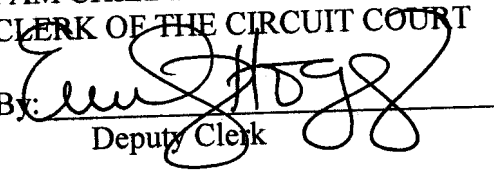
By: 
Deputy Clerk

Before the undersigned Deputy Clerk, personally appeared Mylinda Johnson, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17th day of October, A.D. 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

OR BK 4316 PG0400
Escambia County, Florida
INSTRUMENT 98-530004

NOTICE OF LIEN

RCD Oct 05, 1998 11:52 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-530004

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: KNIGHT LEROY
ARMSTONG MATTIE
2517 NORTH R ST
PENSACOLA FL 32505

ACCT.NO. 06 1857 000 000

AMOUNT \$70.40

+ 30.⁰⁰
100.40

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:

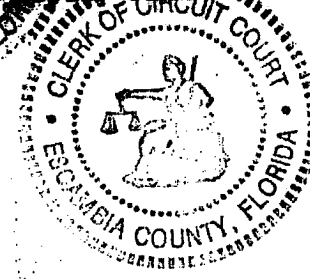
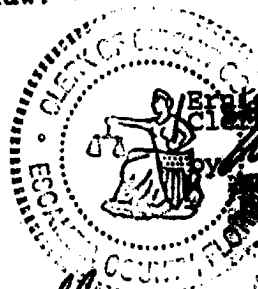
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45 42/100 FT OF LT 2 BLK L
DB 475 P 340
2ND ADDN TO PINECREST
PB 2 P 34
PROP.NO. 17 2S 30 1402 011 012

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 \$70.40. 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 Bernice B. Donnelly
Deputy Clerk



DR BK 4316 PG0400
Escambia County, Florida
INSTRUMENT 98-530004

NOTICE OF LIEN

RCD Oct 05, 1998 11:52 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-530004

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: KNIGHT LEROY
ARMSTONG MATTIE
2517 NORTH R ST
PENSACOLA FL 32505

ACCT.NO. 06 1857 000 000

AMOUNT \$70.40

+ 30.⁰⁰
100.40

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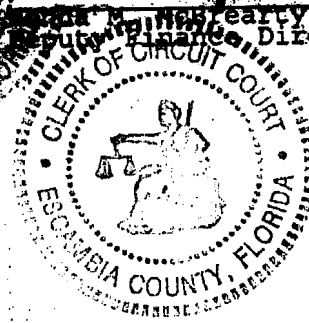
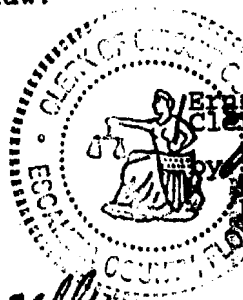
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Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
by Barbara B. Donnelly
Deputy Clerk





This instrument was prepared
by and is to be returned to:
John Madden, Customer Service Manager
City of Pensacola / Pensacola Energy
P.O. Box 12910
Pensacola, Florida 32521-0044

Tax Parcel ID No.: 172S301402011012

NOTICE OF LIEN FOR MUNICIPAL GAS SERVICES

Notice is hereby given that, pursuant to §159.17, Florida Statutes, and the City of Pensacola Resolution #09-10, the **City of Pensacola**, a Florida municipal corporation, has filed this lien against the following described real property situated in Escambia County, Florida:

Property Owner: ARMSTRONG MATTIE
Legal description: S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF
LT 2 BLK L OR 2139 P 76 2ND ADDN TO PINECREST PB 2 P 34
More commonly known as: 2517 N R ST

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, this lien shall be void and of no effect.

The total amount due the City of Pensacola through January 30, 2020 is \$ 167.50, together with additional unpaid natural gas service charges, if any, which may accrue subsequent to that date and simple interest on unpaid charges at 18 percent per annum.

A signed copy of this lien has been sent to the property owner of record, MATTIE ARMSTRONG, 2517 NORTH R ST PENSACOLA, FL 32505 via certified mail return receipt requested and regular U.S. mail this 10th day of JANUARY, 2020.

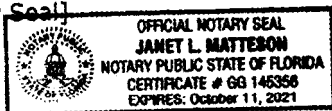
CITY OF PENSACOLA,
a Florida municipal corporation

BY: [Signature]
John Madden

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of JANUARY, 2019, by John Madden, of the City of Pensacola, who is personally known to me and who did not take an oath.

[Notary Seal]



[Signature]
Notary Public - State of Florida

Mylanda Johnson (COC)

From: John Madden <JMadden@cityofpensacola.com>
Sent: Tuesday, October 10, 2023 7:52 AM
To: Mylanda Johnson (COC)
Subject: RE: [EXTERNAL] City of Pensacola - Pensacola Energy Lien (Tax Deed case 2021 TD 002483)

Good Morning Mylanda:

The payoff amount for this lien is \$227.74.

Have a great day.

John Madden
Customer Service Manager
Visit us at <https://www.pensacolaenergy.com>
222 W. Main St.
Pensacola, FL 32502
Office: 850.435-1634
JMadden@cityofpensacola.com



Get **FREE** energy saving tips and information delivered to your inbox each month with **Pensacola Energy Green Power News**. Click [here](#) to sign up! Save **BIG** with a **Green, Efficient, Natural Gas Tankless Water Heater and Never Run out of Hot Water Again!** For current rebate details on water heaters and other natural gas appliances, call (850) 436-5050.

Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: Sandra Forester <SForester@cityofpensacola.com>
Sent: Tuesday, October 10, 2023 7:00 AM
To: John Madden <JMadden@cityofpensacola.com>
Cc: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Subject: FW: [EXTERNAL] City of Pensacola - Pensacola Energy Lien (Tax Deed case 2021 TD 002483)

I have forwarded to JMadden@cityofpensacola.com

Have a great day!

From: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Monday, October 9, 2023 4:35 PM

To: Sandra Forester <SForester@cityofpensacola.com>

Cc: Angela Hendry <AHendry@cityofpensacola.com>; COC TaxDeeds <TaxDeeds@escambiaclerk.com>

Subject: [EXTERNAL] City of Pensacola - Pensacola Energy Lien (Tax Deed case 2021 TD 002483)

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hi Sandra,

Do you handle the Pensacola Energy lien payoffs? If not, can you please provide me with a contact?
We have Tax Deed surplus funds to disburse from the sale of 2517 N R St.

Hope you're having a great day. ☺



My linda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit Court

& Comptroller

221 Palafox Place Ste 110, Pensacola, FL 32502

www.EscambiaClerk.com

*Under Florida law, written communication to or from the Escambia County Clerk's Office
may be subject to public records disclosure.*

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING,
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:
S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO..

Customer: MATTIE ARMSTRONG

Account Number: 8930-7377

Amount of Lien: \$266.43, 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: 5/6/2020

EMERALD COAST UTILITIES AUTHORITY

BY: Carol Gardner

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6TH day of MAY, 2020, by CAROL GARDNER of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

John W. Gaiden, III
Notary Public
State of Florida
My Commission Expires June 25, 2021
Commission No. 118402

John W. Gaiden, III
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Mylanda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Tuesday, October 10, 2023 9:34 AM
To: Mylanda Johnson (COC)
Cc: COC TaxDeeds
Subject: [EXTERNAL]RE: ECUA Lien payoff - Mattie Armstrong (2021 TD 02483) 2517 North R St

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good Morning,

Termination Date	3/13/2020
Date Debt Paid	10/20/2023
Final Bill and or Write off Amount	\$266.43
Number of Days*	1316
Interest %*	18.00%
Daily Rate of Interest*	\$0.1314
Total Interest*	\$172.91
Total Amount Due*	\$439.34
Balance	\$266.43
Interest	\$172.91
Recording Fee	\$20.00
Total	\$459.34
Daily Interest	\$0.13

pal

Thank you,
Cassandra Strickland

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-6582 | Fax: (850) 969-1759 |



From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Monday, October 9, 2023 4:31 PM
To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Cc: COC TaxDeeds <TaxDeeds@escambiaclerk.com>
Subject: ECUA Lien payoff - Mattie Armstrong (2021 TD 02483) 2517 North R St

****WARNING:**

DO NOT CLICK links or attachments from unknown senders

Good afternoon,

Can you please provide a payoff on the attached lien? We have Tax Deed surplus funds to disburse.

Thank you! ☺



Mylinda Johnson
Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 Palafox Place Ste 110, Pensacola, FL 32502
www.EscambiaClerk.com

*Under Florida law, written communication to or from the Escambia County Clerk's Office
may be subject to public records disclosure.*

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.



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

CODE ENFORCEMENT LIEN PAYOFF

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Official Records Book: Page: [View Image](#)

Start Date  Court Cost

Recording Fees

Copies Certified Abatement Costs

Fine Per Day Date Of Payoff 

***NOT IN COMPLIANCE - CASE CREATED FOR SOLE PURPOSE OF
DISBURSING TAX DEED SURPLUS FUNDS.
THIS PAYOFF IS THROUGH THE SALE DATE OF 10/4/2023

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$50.00	481	\$24,050.00	\$235.00	\$100.00	\$10.00	\$7.00	\$7.00	\$0.00	\$24,409.00

Recorded in Public Records 5/16/2022 1:35 PM OR Book 8785 Page 1418,
Instrument #2022050339, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 5/16/2022 12:46 PM OR Book 8785 Page 1285,
Instrument #2022050287, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

**CASE NO: CE2201365U
LOCATION: 2517 N R ST
PR#: 172S301402011012**

VS.

**ARMSTRONG MATTIE EST OF
& KNIGHT LEROY EST OF
2517 NORTH R ST
PENSACOLA, FL 32505**

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, None,
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

ESFARBOARD-CACCAFACH-BBGLAC-G Page 1 of 4

Mylanda Johnson (COC)

From: Chinnia M. Moore
Sent: Monday, October 9, 2023 4:39 PM
To: Mylanda Johnson (COC); Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; Heather Mahoney (COC); Katherine E. Williams; Sandra F Slay; Tara D. Cannon; Terrance D. Davis
Cc: COC TaxDeeds
Subject: Re: 2517 N R ST / CE2201365U (Tax Deed case 2021 TD 002483)

No it is not compliance pay off is
\$235.00 court cost
\$24,050.00 daily fines

\$ 24,285.⁰⁰
★ LOT IN COMPLIANCE

Chinnia Moore
Environmental Enforcement
Services Coordinator
Monday-Thursday 7am-5:30pm
Main Line 850-595-1820 X2
Fax 850-595-0149

From: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Monday, October 9, 2023 4:27 PM
To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Sandra F Slay <SFSLAY@myescambia.com>; Tara D. Cannon <tdcannon@myescambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>
Cc: COC TaxDeeds <TaxDeeds@escambiaclerk.com>
Subject: 2517 N R ST / CE2201365U (Tax Deed case 2021 TD 002483)

Good afternoon,

Is the following property in compliance? If not, can you please provide a payoff through the sale date of 10/4/2023?
2517 North R St sold at Tax Deed auction to PHILLIP SMITH, 3201 Vinewood Lane, Pace, FL 32571.

We have surplus funds to disburse.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023083674 10/17/2023 8:30 AM
OFF REC BK. 9055 PG: 1197 Doc Type: COM
Recording \$18.50

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

CERTIFICATE # 02483 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 17, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF MATTIE ARMSTRONG EST OF LEROY KNIGHT
2517 NORTH R ST 2517 NORTH R ST
PENSACOLA, FL 32505 PENSACOLA, FL 32505

LEWIS HERMAN ARMSTRONG LEROY KNIGHT
2517 NORTH R ST 374 EL MATADOR TRL
PENSACOLA, FL 32505 PENSACOLA, FL 32506

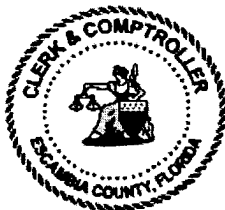
LEWIS HERMAN ARMSTRONG CAPITAL ONE BANK (USA) NA
1598 BYRNEVILLE RD PO BOX 85015
CENTURY, FL 32535 RICHMOND, VA 23285

LARRY D KELLAR CITY OF PENSACOLA
201 E GOVERNMENT ST TREASURY DIVISION
PENSACOLA, FL 32502 P O BOX 12910
PENSACOLA FL 32521

ESCAMBIA COUNTY / COUNTY ATTORNEY ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
221 PALAFOX PLACE STE 430 ESCAMBIA CENTRAL OFFICE COMPLEX
PENSACOLA FL 32502 3363 WEST PARK PLACE
PENSACOLA FL 32505

ECUA ESCAMBIA COUNTY / STATE OF FLORIDA
9255 STURDEVANT ST 190 GOVERNMENTAL CENTER
PENSACOLA, FL 32514 PENSACOLA FL 32502

WITNESS my official seal this 17th day of August 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 02483, 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:

S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO PINECREST PB 2 P 34

SECTION 17, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 061857000 (1023-06)

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

EST OF MATTIE ARMSTRONG and EST OF
LEROY KNIGHT

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 October, which is the 4th day of October 2023.

Dated this 17th day of August 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

4WR8/30-9/20TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2021-TD-02483 in the Escambia County Court was published in said newspaper in and was printed and released on August 30, 2023; September 6, 2023; September 13, 2023; and September 20, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X Malcolm Ballinger

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of September, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates

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



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023083675 10/17/2023 8:31 AM
OFF REC BK: 9055 PG: 1199 Doc Type: TXD
Recording \$10.00 Deed Stamps \$252.00

Tax deed file number 1023-06

Parcel ID number 172S301402011012

TAX DEED

Escambia County, Florida

for official use only

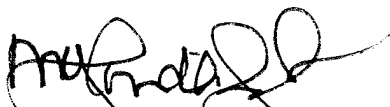
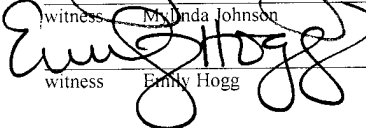
Tax Certificate numbered 02483 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 4th day of October 2023, the land was offered for sale. It was sold to **PHILLIP SMITH**, 3201 Vinewood Lane Pace FL 32571, who was the highest bidder and has paid the sum of the bid as required by law.

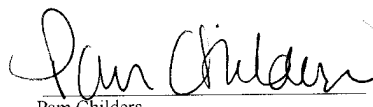
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

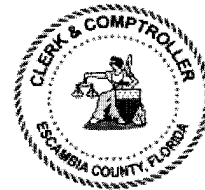
Description of lands: S 4 58/100 FT OF E 100 FT OF LT 1 AND E 100 FT OF N 45 42/100 FT OF LT 2 BLK L OR 2139 P 76 2ND ADDN TO PINECREST PB 2 P 34 SECTION 17, TOWNSHIP 2 S, RANGE 30 W

**** Property previously assessed to: EST OF MATTIE ARMSTRONG, EST OF LEROY KNIGHT**

On 4th day of October 2023, in Escambia County, Florida, for the sum of (\$36,000.00) THIRTY SIX THOUSAND AND 00/100 Dollars, the amount paid as required by law.

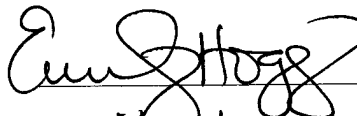

witness Mylinda Johnson

witness Emily Hogg


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



On this 4th day of October, 2023, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid


Emily Hogg



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

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

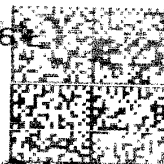
CERTIFIED MAIL



9171 9690 0935 0127-1767-22

RICHMOND VA 23285

28 OCT 2023 PM 6:42



quadrant

FIRST-CLASS MAIL

IMI

\$007.18

10/10/2023 ZIP 23285
043M01214257

US POSTAGE

RETURN TO SENDER

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

CAPITAL ONE BANK (USA) NA
PO BOX 85015
RICHMOND, VA 23285

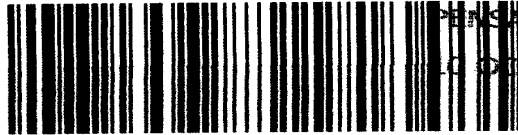
Tax Deed File # 1023-06

INACTIVE DO BOX

231 NEE 1 62310010/28/23
RETURN TO SENDER
CAPITAL ONE
BOX CLOSED
UNABLE TO FORWARD
RETURN TO SENDER
BC: 32502583335 *7638-87755-10-40
23285-03-05-15

CERTIFIED MAIL™

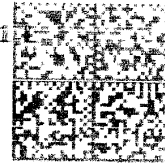
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 1766 92

PENSACOLA FL 325

10 OCT 2023 PM 1



quadiant

FIRST-CLASS MAIL

IMI

\$007.18

10/10/2023 ZIP 32502
043M31219351

US POSTAGE

LERoy KNIGHT
374 EL MATADOR TRL
PENSACOLA, FL 32506

Tax Deed File # 1023-06
Certificate # 02483 of 2021

**L-N
101**

32502-5833
32506-00

NIXIE

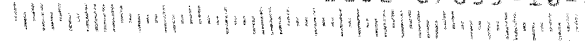
222 DE 1

7210/32/23

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 3250258335

*2638-07693-10-40



Pam Childers
Clerk of the Circuit Court & Com
Official Records
221 Palafox Place, Suite 11
Pensacola, FL 32502

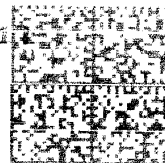
ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



9171 9690 0935 0127 1767 08

PENSACOLA FL 325

OCT 2023 PM 1



quodient

FIRST CLASS MAIL

IM:

\$007.18

10/10/2023 7P 32502
0431431219251

US POSTAGE

NOTICE OF SALE
19 AUG 2023
PENSACOLA, FL

ANIC

LARRY D KELLAR
201 E GOVERNMENT ST
PENSACOLA, FL 32502

Tax Deed File # 1023-06
#00102 00001

NEXIE

322 FE 1

0010/16/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502582799

*2638-07714-10-40

32502582799
32502-579

My linda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Tuesday, December 17, 2024 12:48 PM
To: My linda Johnson (COC)
Cc: Emily Hogg (COC)
Subject: [EXTERNAL]RE: [EXTERNAL]RE: [EXTERNAL]RE: 1417 POPPY AVE (TAX DEED CASE 2021 TD 03166)
Attachments: 2517 N R ST.pdf

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Hello,

1. We will only need the \$20 recording fee to issue the Satisfaction for 1417 Poppy Ave, Elsie Thornton. (143760-90789)
2. 2517 N R St Phillip Smith (234376-7377)

Termination Date	10/1/2024
Date Debt Paid	12/20/2024
Final Bill and or Write off Amount	\$215.85
Number of Days*	80
Interest %*	18.00%
Daily Rate of Interest*	\$0.1064
Total Interest*	\$8.52
Total Amount Due*	\$224.37
Balance	\$215.85
Interest	\$8.52
Recording Fee	\$20.00
Total	\$244.37
Daily Interest	\$0.11

I'm not sure why the check was returned. If possible, could you please include the account numbers on the check to ensure it is applied to the correct account?

*Thank you,
Cassandra Strickland*

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-6582 | Fax: (850) 969-1759 |



From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Monday, December 16, 2024 8:23 AM
To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: RE: [EXTERNAL]RE: [EXTERNAL]RE: 1417 POPPY AVE (TAX DEED CASE 2021 TD 03166)

****WARNING: DO NOT CLICK links or attachments from unknown senders**

Good morning,

I see where we mailed a check for the following payments in October 2023 and the check was returned uncashed. Unless there's a reason not to, I'll request a new check.

10/13/2023
Ck # 900036137
\$20.00 recording fees for 1417 Poppy Ave
\$459.34 for the lien payoff of 2517 North R St



Mylinda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Tuesday, October 31, 2023 11:38 AM
To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Cc: COC TaxDeeds <TaxDeeds@escambiaclerk.com>
Subject: [EXTERNAL]RE: [EXTERNAL]RE: 1417 POPPY AVE (TAX DEED CASE 2021 TD 03166)

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good Morning,

I apologize for any confusion. What you stated below is correct:

\$20.00 recording fees for 1417 Poppy Ave
\$459.34 for the lien payoff of 2517 North R St

*Thank you,
Cassandra Strickland*

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From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Tuesday, October 31, 2023 11:23 AM
To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Cc: COC TaxDeeds <TaxDeeds@escambiaclerk.com>
Subject: RE: [EXTERNAL]RE: 1417 POPPY AVE (TAX DEED CASE 2021 TD 03166)

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Hey Cassandra,

I mailed you guys a check for \$479.34 and it was returned. The cover letter stated "only recording fees due". I think maybe they just didn't look at the second lien attached to the check?? Please confirm and I'll send it back to you.

The check covered the following:

\$20.00 recording fees for 1417 Poppy Ave
\$459.34 for the lien payoff of 2517 North R St



Mylinda Johnson

Operations Supervisor
850-595-4813

mjohnson@escambiaclerk.com

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From: Mylinda Johnson (COC)

Sent: Tuesday, October 10, 2023 11:26 AM

To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>

Cc: COC TaxDeeds <TaxDeeds@escambiaclerk.com>

Subject: RE: [EXTERNAL]RE: 1417 POPPY AVE (TAX DEED CASE 2021 TD 03166)

Ok, I'll request the check for recording fees. Have a great day.



Mylinda Johnson

Operations Supervisor
850-595-4813

mjohnson@escambiaclerk.com

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may be subject to public records disclosure.*

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>

Sent: Tuesday, October 10, 2023 11:18 AM

To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>