

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300121

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
06-2924-000	2021/2599	06-01-2021	LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288 P 944 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607

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.

LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288 P 944 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607



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

1023.14

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	WATKINS CHRISTOPHER A SUCCESSOR TRUSTEE FOR MOULTIRE LIVING TRUST 702 FERDINAND DR PENSACOLA, FL 32507 1101 W FISHER ST 06-2924-000 LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288 P 944 OR 5378 P 200 (Full legal attached.)	Certificate #	2021 / 2599
		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)
# 2021/2599	06/01/2021	1,985.46	99.27	2,084.73
→Part 2: Total*				2,084.73

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)
# 2022/2802	06/01/2022	2,183.69	6.25	109.18	2,299.12
Part 3: Total*					2,299.12

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,383.85
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,200.22
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)	6,959.07

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: Escambia, Florida
 Signature, Tax Collector or Designee Date May 1st, 2023

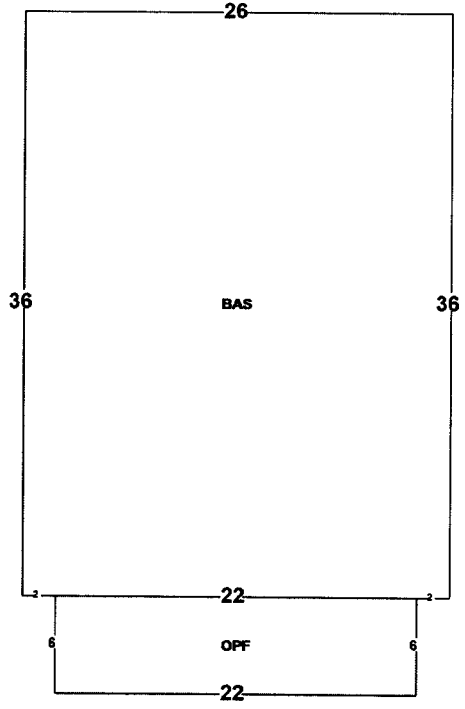
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1068 Total SF**

BASE AREA - 936
OPEN PORCH FIN - 132



Images



7/31/2019 12:00:00 AM



7/31/2019 12:00:00 AM



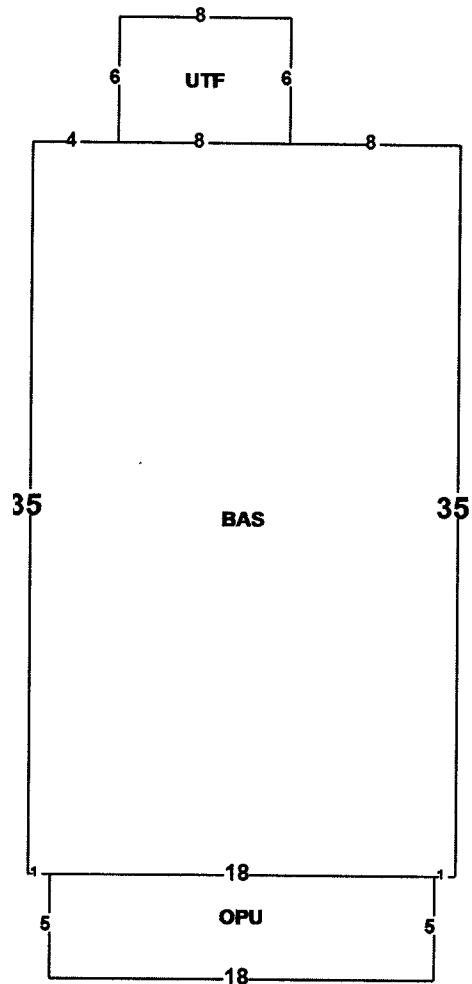
7/31/2019 12:00:00 AM

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

Address:1101 W FISHER ST, Year Built: 1953, Effective Year: 1953, PA Building ID#: 80248

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



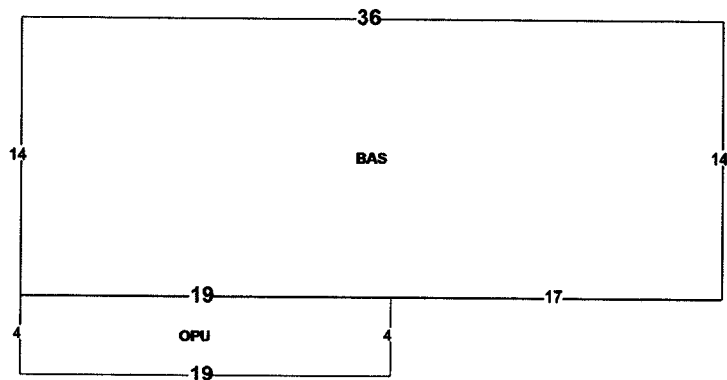
Areas - 838 Total SF

BASE AREA - 700
OPEN PORCH UNF - 90
UTILITY FIN - 48

Address:2727 N G ST, Year Built: 1958, Effective Year: 1958, PA Building ID#: 80249

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 580 Total SF

BASE AREA - 504
OPEN PORCH UNF - 76

Address:1103 W FISHER ST, Year Built: 1965, Effective Year: 1965, PA Building ID#: 80250



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	1825306000008047	Year	Land	Imprv	Total	Cap Val
Account:	062924000	2022	\$12,600	\$128,729	\$141,329	\$124,925
Owners:	WATKINS CHRISTOPHER A SUCCESSOR TRUSTEE FOR MOULTIRE LIVING TRUST	2021	\$12,600	\$103,486	\$116,086	\$113,569
Mail:	702 FERDINAND DR PENSACOLA, FL 32507	2020	\$12,600	\$90,645	\$103,245	\$103,245
Situs:	1101 W FISHER ST 32501	Disclaimer				
Use Code:	MULTI-FAMILY <=9	Tax Estimator				
Units:	3	File for New Homestead Exemption Online				
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
08/02/2013	6890	1607	\$100	OT		Legal Description	
04/2007	6232	491	\$100	OT		LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288 P 944 OR 5378 P 2005 OR 6232 P...	
03/2004	5378	2005	\$100	WD		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						METAL SHED	

Section Map Id:
18-25-30

Approx. Acreage:
0.2926

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

Launch Interactive Map

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

Buildings

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036247 5/8/2023 11:07 AM
OFF REC BK: 8973 PG: 1085 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02599**, 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:

**LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288 P 944
OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607**

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062924000 (1023-14)

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

CHRISTOPHER A WATKINS SUCC TR

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 #: 07-2924-000 CERTIFICATE #: 2021-2599

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: July 5, 2003 to and including July 5, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: July 11, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 11, 2023

Tax Account #: **07-2924-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTOPHER A. WATKINS AS SUCCESSOR TRUSTEE OF THE MOULTRIE LIVING TRUST DATED MARCH 5, 2004**

By Virtue of Warranty Deed recorded 4/6/2004 in OR 5378/2005 and Death Certificate OR 6232/491 and Death Certificate OR 6890/1607

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. **Code Enforcement Judgment recorded 12/15/2010 - 6668/1372 (Technically after property was put into Trust but included due to the nature of the Judgment).**

4. Taxes:

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

Tax Account #: 07-2924-000

Assessed Value: \$124,925.00

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 #: _____ **07-2924-000**
CERTIFICATE #: _____ **2021-2599**

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

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

CHRISTOPHER A WATKINS
SUCCESSOR TRUSTEE OF THE
MOULTRIE LIVING TRUST DATED 3/5/2004
702 FERDINAND DR
PENSACOLA, FL 32507

CHRISTOPHER A WATKINS
SUCCESSOR TRUSTEE OF THE
MOULTRIE LIVING TRUST DATED 3/8/2004
1032 SAWYER ST
PENSACOLA, FL 32534

CHRISTOPHER A WATKINS
SUCCESSOR TRUSTEE OF THE
MOULTRIE LIVING TRUST DATED 3/5/2004
1101 W FISHER ST
PENSACOLA, FL 32501

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

Certified and delivered to Escambia County Tax Collector, this 11th 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 11, 2023

Tax Account #:07-2924-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288 P 944
OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607**

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-2924-000(1023-14)

1.75

DEED 457 PAGE 290

State of Florida
Escambia County

WARRANTY DEED

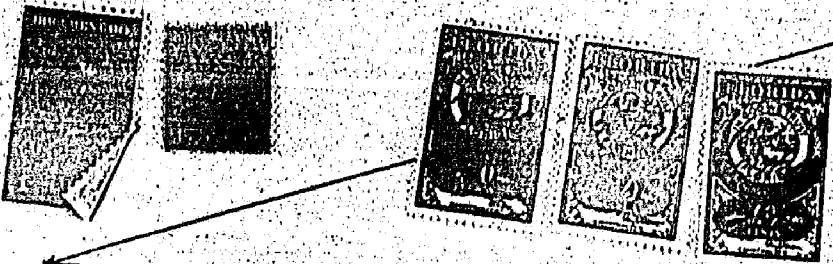
LANGLEY BELL,
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLA.

Know All Men by These Presents: That Mrs. Vera S. Heinberg, and B. R. Heinberg,
wife and husband, of Escambia, Florida.

for and in consideration of ONE & NO/100 (\$1.00)
and other good and valuable considerations DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
Angela Moultry and Idell Moultry, husband and wife, of Escambia, Florida,

1101 W. Fisher Street
their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the _____ County of Escambia State of Florida.

to-wit: Lots #8, 9, & 10, in Block # 47, Englewood Heights, a Sub-Division of Section
18, Township 2 South, Range 30 West, Escambia County, Florida, according to
the map made by L. E. Thornton, Civil Engineer, in October 1909, and
recorded in Deed Book # 59, at Page # 107, of the records of Escambia County,
Florida.



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining, free from all exemptions and right of homestead.

And no covenant that no are well seized of an indefeasible
estate in fee simple in the said property, and ha ve good right to convey the same; that it is free of lien or encum-
brance, and that our heirs, executors and administrators, the said grantees their heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all
persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th
day of December A. D. 1956.

Signed, sealed and delivered in the presence of
Viviana A. Dubose Vera S. Heinberg (SEAL)
Carlene H. Pulvintner B. R. Heinberg (SEAL)

(SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared B. R. Heinberg,
his wife, known to me, and known to me to be the individual s. described by said name s. in and who executed
the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set
forth, and under my hand and official seal this 11th day of December 1956.



NO. 39376 FILED DEC 21 1956
AT _____ CLERK OF CIRCUIT COURT IN THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA. IN THE
BOOK AND PAGE NOTED ABOVE.
LANGLEY BELL, CLERK OF CIRCUIT COURT

Langley Bell
Notary Public
My commission expires _____

2.35
6.60
2.75
11.60

QUIT-CLAIM DEED

288 PAGE 944

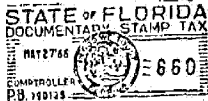
This Quit-Claim Deed, Executed this 2nd day of June July, A.D. 1965, by
Idell Moultrie, a divorced and unremarried woman;
first party, to
Angelo Moultrie,
whose postoffice address is 1101 West Fisher Street, Pensacola, Florida,
second party;

(Whereas used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
lease and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which
the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being
in the County of Escambia, State of Florida (to-wit:

Lots 8, 9, and 10, Block 47, Englewood
Heights, as shown on the plat recorded
in Deed Book 59, Page 107, of the pub-
lic records of Escambia County, Florida.

ESCAMBIA
COUNTY



IN THE
COURT OF
JUDICIAL
COUNSEL
MAY 26 11 59 AM '65



FILED RECORDS IN
CLERK'S OFFICE
ESCAMBIA CO FLA BY

286466

To Have and to Hold the same together with all and singular the appurtenances thereto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever.

In Witness Whereof, The said first party has signed and sealed these presents, the day and year
first above written.

Signed, sealed and delivered in presence of:

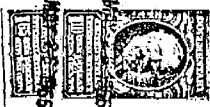
[Signature] Idell Moultrie 
[Signature] Bennie E. Martin 

STATE OF FLORIDA,
COUNTY OF ESCAMBIA

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

Idell Moultrie, a divorced and unremarried woman, she acknowledged
to me known to be the person described in and who executed the foregoing instrument and she acknowledged
before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this
July, A. D. 1965.



[Signature]
Notary Public
My com exp 8/1/66

6.00
9.00
7.00
3.00
18.70

DR BK 5378 PG2005
Escambia County, Florida
INSTRUMENT 2004-224563

Prepared by and return to:
J. Mark Fisher, Esq., 148 Miracle Strip Pkwy, SE
Suite 2, Ft. Walton Beach, FL 32548
(850) 244-8989 or Toll Free 1-800-977-9733

DEED DOC STAMPS PD @ ESC CO \$ 0.70
04/06/04 ERMIE LEE WAGNER, CLERK

Property Appraiser's Parcel
Identification No.: 182S306000008047 + 182S306000004047

WARRANTY DEED

This Warranty Deed, executed MAR 05 2004, between ANGELO MOULTRIE and MARY JO MOULTRIE, husband and wife, of the County of Escambia, State of Florida, (GRANTOR), whose post office address is 1032 Sawyer Street, Pensacola, FL 32534, and ANGELO MOULTRIE and MARY JO MOULTRIE, TRUSTEES, or their successors in trust under The MOULTRIE LIVING TRUST, dated MAR 05 2004, and any amendments thereto, (GRANTEE), of the State of Florida, County of Escambia, whose post office address is 1032 Sawyer Street, Pensacola, FL 32534, and whose phone number is (850) 477-5912.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in ESCAMBIA County, Florida, to wit:

SEE ATTACHED EXHIBIT A

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. An examination was not made of the title before transfer.

Either ANGELO MOULTRIE or MARY JO MOULTRIE, as CO-TRUSTEES, acting alone and without the signature of the other CO-TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

If either ANGELO MOULTRIE or MARY JO MOULTRIE cannot continue to serve as CO-TRUSTEE, then the other shall serve as the sole TRUSTEE. If neither ANGELO MOULTRIE nor MARY JO MOULTRIE can continue to serve as TRUSTEE, then the Successor TRUSTEE shall be CHRISTOPHER A. WATKINS. If CHRISTOPHER A. WATKINS cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be MELANICE C. HICKS.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.

B. A certified death certificate of the prior TRUSTEE.

C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.

D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.

E. The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by either of the GRANTORS sworn to and acknowledged before a notary public; this right being reserved to either GRANTOR, ANGELO MOULTRIE or MARY JO MOULTRIE.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2004 and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

EXECUTED MAR 05 2004

Signed, sealed, and delivered in the presence of:

Melanie E. Lynch
Print name Melanie E. Lynch

Carl R. Kraynak
Print name CARL R. KRAYNAK

Angelo Moultrie
ANGELO MOULTRIE


Mary Jo Moultrie
MARY JO MOULTRIE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this MAR 05 2004 by ANGELO MOULTRIE and MARY JO MOULTRIE, who are personally known to me or who have produced _____ as identification and who did not take an oath.

J. Mark Fisher
J. Mark Fisher, NOTARY PUBLIC

Notary Seal and commission expiration stamp:

 J Mark Fisher
My Commission DD158800
Expires November 20, 2006

OR BK 5378 PG2007
Escambia County, Florida
INSTRUMENT 2004-224563

Exhibit A

RCD Apr 06, 2004 04:15 pm
Escambia County, Florida

Lots 8, 9, and 10, Block 47, Englewood Heights, as shown on the plat recorded in Deed Book 59, Page 107, of the public records of Escambia County, Florida.

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-224563

and

The South 80 feet of the East one-half of Lot 4 and the south 80 feet of Lots 5 to 7, Block 47 Englewood Heights, Plat DB 59 p 107, OR 2116 p 416. Section 18, Township 2 South, Range 30 West.

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

STATE OF FLORIDA

VS

2010 DEC 15 P 2:05 CASE NO: 2010 CO 027030 A

CODE ENFORCMENT CITATION NO: CE100900255

COUNTY CRIMINAL DIVISION JOB:
FILED & RECORDED

ANGELO MOULTRIE
1032 SAWYER ST
PENSACOLA FL 32534

JUDGMENT AGAINST DEFENDANT FOR CODE ENFORCEMENT CIVIL PENALTY

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$150.00, to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under Escambia County Resolution R98-171;

It is further ordered and adjudged that, in accordance with Section 162.21, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 14th day of December, 2010

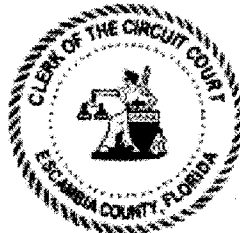
Joyce H. Williams
JUDGE JOYCE H WILLIAMS

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery/mail, this 5 day of December, 2010



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: Judy Johnson
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02599 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:

CHRISTOPHER A WATKINS SUCC TR
MOULTRIE LIVING TRUST
702 FERDINAND DR
PENSACOLA FL 32507

CHRISTOPHER A WATKINS
1101 W FISHER ST
PENSACOLA, FL 32501

CHRISTOPHER A WATKINS ESCAMBIA COUNTY / COUNTY ATTORNEY
1032 SAWYER ST 221 PALAFOX PLACE STE 430
PENSACOLA, FL 32534 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

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. 02599**, 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:

LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288 P 944 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062924000 (1023-14)

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

CHRISTOPHER A WATKINS SUCC TR

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

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Post Property:

1101 W FISHER ST 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288 P 944 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

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Personal Services:

CHRISTOPHER A WATKINS SUCC TR
MOULTRIE LIVING TRUST
702 FERDINAND DR
PENSACOLA FL 32507

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

1023-14

Document Number: ECSO23CIV029742NON

Agency Number: 23-009091

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02599 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHRISTOPHER A WATKINS SUCC TR

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 7:27 AM 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

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NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 02599, 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:

LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288 94
OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062924000 (1023-14)

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CHRISTOPHER A WATKINS SUCC TR

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Dated this 14th day of August 2023.

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Post Property:

1101 W FISHER ST 32501



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'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1023-14

Document Number: ECSO23CIV029653NON

Agency Number: 23-009071

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02599 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CHRISTOPHER A WATKINS SUCC TR

Defendant:

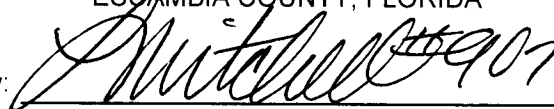
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 8/18/2023 at 9:01 AM and served same on CHRISTOPHER A WATKINS SUCC TR , at 12:56 PM on 8/25/2023 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



L. MITCHELL, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 58 P 144 OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062924000 (1023-14)

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

CHRISTOPHER A WATKINS SUCC TR

RECEIVED
2023 AUG 18 AM 9:01
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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Dated this 14th day of August 2023.

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Personal Services:

**CHRISTOPHER A WATKINS SUCC TR
MOULTRIE LIVING TRUST
702 FERDINAND DR
PENSACOLA FL 32507**

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



By:
Emily Hogg
Deputy Clerk



CHRISTOPHER A WATKINS SUCC TR
[1023-14]
MOULTRIE LIVING TRUST
702 FERDINAND DR
PENSACOLA FL 32507

9171 9690 0935 0127 2214 39

CHRISTOPHER A WATKINS [1023-14]
1101 W FISHER ST
PENSACOLA, FL 32501

9171 9690 0935 0127 2214 46

CHRISTOPHER A WATKINS [1023-14]
1032 SAWYER ST
PENSACOLA, FL 32534

9171 9690 0935 0127 2214 15

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1023-14]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 2214 08

ESCAMBIA COUNTY OFFICE OF
CODE ENFORCEMENT [1023-14]
ESCAMBIA CENTRAL OFFICE
COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

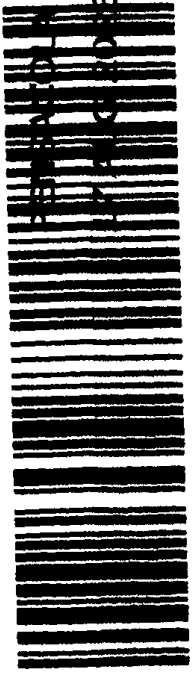
9171 9690 0935 0127 2213 61

*contact -
owner*

CERTIFIED MAIL™

Pam Childers

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



9171 9690 0935 0127 2214 46

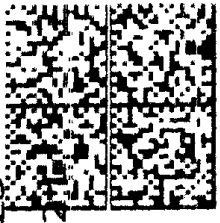
US POSTAGE

quadrant

FIRST-CLASS MAIL
IMI

\$007.18⁹

08/17/2023 ZIP 32502
043M31219251



CHRISTOPHER A WATKINS [1023-14]
1101 W FISHER ST
PENSACOLA, FL 32501

WEAEE 320 88 1 0000/21/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

92501-12070ANK
32502>5833

BC: 3250258335 * 2738-02657-17-36



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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 062924000 Certificate Number: 002599 of 2021

Payor: CHRISTOPHER A WATKINS 702 FERDINAND DR PENSACOLA FL 32507 **Date**
 9/22/2023

Clerk's Check #	457633933	Clerk's Total	\$497.04 \$7,937.45
Tax Collector Check #	1	Tax Collector's Total	\$7,591.64
		Postage	\$43.26
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,148.94

\$7,997.71

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 Deputy Clerk

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



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

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

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

Case # 2021 TD 002599
Redeemed Date 9/22/2023

Name CHRISTOPHER A WATKINS 702 FERDINAND DR PENSACOLA FL 32507

Clerk's Total = TAXDEED	\$497.04	\$ 7,937.45
Due Tax Collector = TAXDEED	\$7,791.64	
Postage = TD2	\$43.26	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 062924000 Certificate Number: 002599 of 2021

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/4/2023"/>	Redemption Date <input type="text" value="9/22/2023"/>
Months	6	5
Tax Collector	<input type="text" value="\$6,959.07"/>	<input type="text" value="\$6,959.07"/>
Tax Collector Interest	\$626.32	\$521.93
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,591.64	<input type="text" value="\$7,487.25"/> <i>DT</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$41.04	\$34.20
Total Clerk	\$497.04	<input type="text" value="\$490.20"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$43.26"/>	<input type="text" value="\$43.26"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$8,148.94	\$8,037.71
	Repayment Overpayment Refund Amount	\$111.23
Book/Page	<input type="text" value="8973"/>	<input type="text" value="1085"/>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8973, Page 1085, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02599, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **062924000 (1023-14)**

DESCRIPTION OF PROPERTY:

**LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288 P 944
OR 5378 P 2005 OR 6232 P 491 OR 6890 P 1607**

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: CHRISTOPHER A WATKINS SUCC TR

Dated this 22nd day of September 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

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LTS 8 9 10 BLK 47 ENGLEWOOD HEIGHTS
PLAT DB 59 P 107 DB 455/457 P 104/290 OR 288
P 944 OR 5378 P 2005 OR 6232 P 491 OR 6890
P 1607

SECTION 18, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 062924000 (1023-14)

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

CHRISTOPHER A WATKINS SUCC TR

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-02599 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.

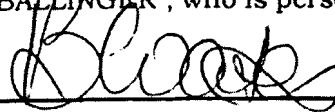
X 

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