



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0124.29

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 27, 2023
Property description	ALLEN CHRISTINE WALKER 2920 W LLOYD ST PENSACOLA, FL 32505 1304 N T ST 06-3245-000 S 60 FT OF LTS 1 & 2 BLK F WELLES BROWNSVILLE PB 1 P 38 OR 7889 P 570 SEC 31/33 T 2S R 30 CA 128	Certificate #	2021 / 2635
		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)
# 2021/2635	06/01/2021	236.06	11.80	247.86
# 2022/2836	06/01/2022	237.21	11.86	249.07
<b>→Part 2: Total*</b>				<b>496.93</b>

## 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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

## 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)	496.93
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	192.38
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7.	
<b>Total Paid (Lines 1-6)</b>	<b>1,064.31</b>

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

Sign here: Jennifer N. Cassidy  
Signature, Tax Collector or Designee

Escambia, Florida  
Date May 17th, 2023

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

+ \$12.50

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

**INSTRUCTIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300439

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
06-3245-000	2021/2635	06-01-2021	S 60 FT OF LTS 1 & 2 BLK F WELLES BROWNSVILLE PB 1 P 38 OR 7889 P 570 SEC 31/33 T 2S R 30 CA 128

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

04-27-2023  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)


<p><b>General Information</b></p> <p><b>Parcel ID:</b> 312S302000002006</p> <p><b>Account:</b> 063245000</p> <p><b>Owners:</b> ALLEN CHRISTINE WALKER</p> <p><b>Mail:</b> 2920 W LLOYD ST PENSACOLA, FL 32505</p> <p><b>Situs:</b> 1304 N T ST 32505</p> <p><b>Use Code:</b> SINGLE FAMILY RESID </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <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>\$4,586</td> <td>\$1</td> <td>\$4,587</td> <td>\$4,587</td> </tr> <tr> <td>2021</td> <td>\$4,586</td> <td>\$1</td> <td>\$4,587</td> <td>\$4,587</td> </tr> <tr> <td>2020</td> <td>\$4,586</td> <td>\$1</td> <td>\$4,587</td> <td>\$4,587</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2022	\$4,586	\$1	\$4,587	\$4,587	2021	\$4,586	\$1	\$4,587	\$4,587	2020	\$4,586	\$1	\$4,587	\$4,587
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2022	\$4,586	\$1	\$4,587	\$4,587																	
2021	\$4,586	\$1	\$4,587	\$4,587																	
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<p><b>Sales Data</b></p> <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>06/12/2020</td> <td>8382</td> <td>1430</td> <td>\$8,000</td> <td>QC</td> <td></td> </tr> <tr> <td>04/19/2018</td> <td>7889</td> <td>570</td> <td>\$4,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/11/2018</td> <td>7840</td> <td>469</td> <td>\$180,800</td> <td>WD</td> <td></td> </tr> <tr> <td>06/26/2017</td> <td>7735</td> <td>1441</td> <td>\$115,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/06/2017</td> <td>7650</td> <td>1844</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>06/11/2010</td> <td>6602</td> <td>144</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>02/2007</td> <td>6094</td> <td>1725</td> <td>\$220,000</td> <td>WD</td> <td></td> </tr> <tr> <td>03/2003</td> <td>5130</td> <td>861</td> <td>\$14,900</td> <td>WD</td> <td></td> </tr> <tr> <td>03/2003</td> <td>5130</td> <td>859</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>08/2002</td> <td>4971</td> <td>1709</td> <td>\$100</td> <td>CT</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/12/2020	8382	1430	\$8,000	QC		04/19/2018	7889	570	\$4,000	WD		01/11/2018	7840	469	\$180,800	WD		06/26/2017	7735	1441	\$115,500	WD		01/06/2017	7650	1844	\$100	QC		06/11/2010	6602	144	\$100	CT		02/2007	6094	1725	\$220,000	WD		03/2003	5130	861	\$14,900	WD		03/2003	5130	859	\$100	WD		08/2002	4971	1709	\$100	CT		<p><b>2022 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>S 60 FT OF LTS 1 &amp; 2 BLK F WELLES BROWNSVILLE PB 1 P 38 OR 8382 P 1430 SEC 31/33 T 2S R 30 CA 128</p> <p><b>Extra Features</b></p> <p>UTILITY BLDG</p>
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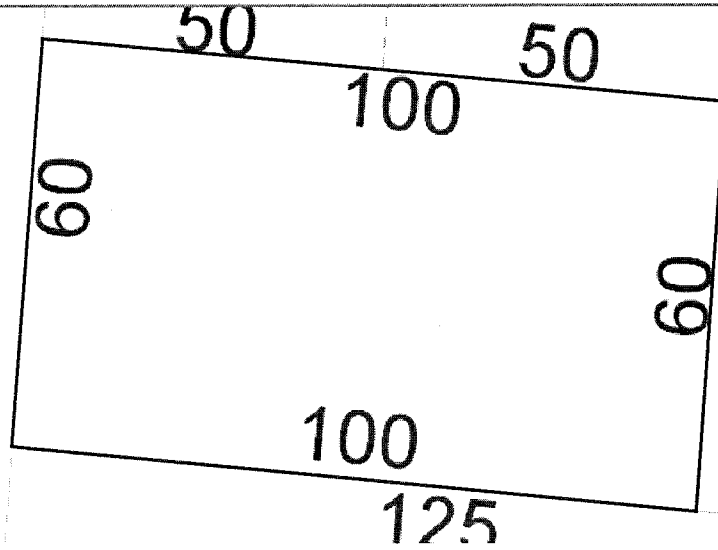
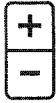
Parcel Information [Launch Interactive Map](#)

Section  
Map Id:  
CA128

Approx.  
Acreage:  
0.1380

Zoned: 

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



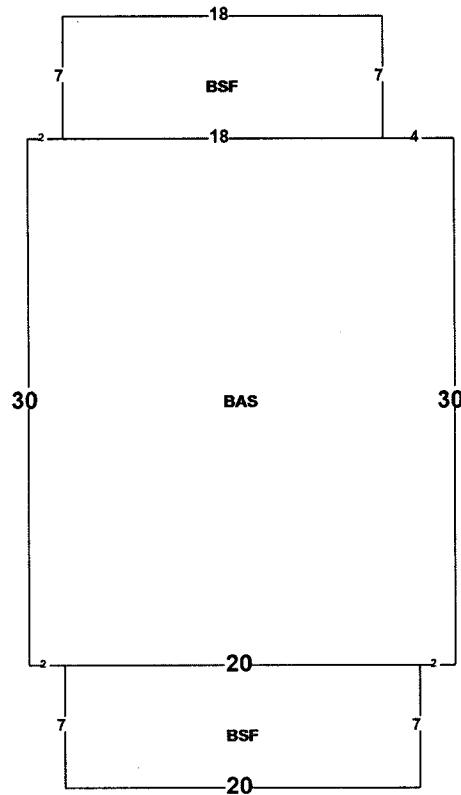
[View Florida Department of Environmental Protection \(DEP\) Data](#)


Buildings

Address: 1304 N T ST, Year Built: 1937, Effective Year: 1937, PA Building ID#: 80596

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-PINE/SOFTWOOD  
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-GABL/HIP COMBO  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



 Areas - 986 Total SF

BASE AREA - 720

BASE SEMI FIN - 266

Images



9/29/2022 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02635**, 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 60 FT OF LTS 1 & 2 BLK F WELLES BROWNSVILLE PB 1 P 38 OR 7889 P 570 SEC 31/33 T 2S R 30 CA 128**

**SECTION 31, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 063245000 (0124-29)**

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

**CHRISTINE WALKER ALLEN**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of January, which is the **3rd** day of **January 2024**.

Dated this 23rd day of May 2023.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**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: 063245000 Certificate Number: 002635 of 2021**

**Payor: CHRISTINE WALKER ALLEN 2920 W LLOYD ST PENSACOLA, FL 32505**      **Date**  
 7/27/2023

Clerk's Check #	1	Clerk's Total	\$517.66
Tax Collector Check #	1	Tax Collector's Total	\$1,210.49
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$1,815.05</del>

*\$1,281.22*

*\$1,298.22*

**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



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

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

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

**Case # 2021 TD 002635**

**Redeemed Date 7/27/2023**

**Name CHRISTINE WALKER ALLEN 2920 W LLOYD ST PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$517.56	<del>\$1,280.49</del> <b>\$1,281.22</b>
Due Tax Collector = TAXDEED	\$1,280.49	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

**Account: 063245000 Certificate Number: 002635 of 2021**

Redemption  Yes   
 Application Date   
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/3/2024"/>	Redemption Date <input type="text" value="7/27/2023"/>
Months	9	3
Tax Collector	<input type="text" value="\$1,064.31"/>	<input type="text" value="\$1,064.31"/>
Tax Collector Interest	\$143.68	\$47.89
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,220.49	<u>\$1,124.70</u> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$61.56	\$20.52
Total Clerk	\$517.56	<u>\$476.52</u> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,815.05	\$1,618.22
	Repayment Overpayment Refund Amount	\$196.83

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8982, Page 994, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02635, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 063245000 (0124-29)

DESCRIPTION OF PROPERTY:

S 60 FT OF LTS 1 & 2 BLK F WELLES BROWNSVILLE PB 1 P 38 OR 7889 P 570 SEC 31/33 T 2S R  
30 CA 128

SECTION 31, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: CHRISTINE WALKER ALLEN

Dated this 27th day of July 2023.



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 #: 06-3245-000 CERTIFICATE #: 2021-2635

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: October 2, 2003 to and including October 2, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: October 13, 2023

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

October 13, 2023

Tax Account #: **06-3245-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTINE WALKER ALLEN**  
**By Virtue of Quitclaim Deed recorded 10/13/2020 in OR 8382/1430**
  
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. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 6/1/2022 OR 8794/1576**
  - b. **Civil Lien in favor of Escambia County recorded 12/13/2018 OR 8016/663**
  - c. **Judgment in favor of Henry Harkins recorded 8/11/2008 OR 6363/635**
  - d. **Tax Lien in favor of Internal Revenue Service recorded 4/10/2006 OR 5880/1579**
  
4. Taxes:  
  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 06-3245-000**  
**Assessed Value: \$4,587.00**  
**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:** JAN 3, 2024

**TAX ACCOUNT #:** 06-3245-000

**CERTIFICATE #:** 2021-2635

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.

**CHRISTINE WALKER ALLEN**  
1304 N T ST  
PENSACOLA, FL 32505

**CHRISTINE WALKER ALLEN**  
2920 W LLOYD ST  
PENSACOLA, FL 32505

**KRISTIN DAWN ALLEN**  
805 COTTON LAKE RD  
PENSACOLA, FL 32577

**CHRISTINA RANAE ALLEN**  
401 LAKEWOOD RD  
PENSACOLA, FL 32507

**CHRISTINA WALKER**  
177 HILBURN CT  
PENSACOLA, FL 32504-6276

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

**ESCAMBIA COUNTY DEPARTMENT  
OF COMMUNITY CORRECTIONS**  
2251 N PALAFOX ST  
PENSACOLA, FL 32501

**DEPARTMENT OF TREASURY  
INTERNAL REVENUE SERVICE**  
400 W BAY ST STE 35045  
JACKSONVILLE, FL 32202-4437

**CONTINUED ON PAGE 4**

**CONTINUED FROM PAGE 3**

**HENRY HARKINS  
1330-B PINNACLE DRIVE  
PENSACOLA, FL 32504**

**Certified and delivered to Escambia County Tax Collector, this 13<sup>th</sup> day of October, 2023.**

**PERDIDO TITLE & ABSTRACT, INC.**

A handwritten signature in black ink, appearing to read "Michael A. Campbell". The signature is written in a cursive style with a horizontal line underneath it.

**BY: Michael A. Campbell, As It's President**

**NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.**

**PROPERTY INFORMATION REPORT**

**October 13, 2023**

**Tax Account #:06-3245-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**S 60 FT OF LTS 1 & 2 BLK F WELLES BROWNSVILLE PB 1 P 38 OR 7889 P 570 SEC 31/33 T 2S R  
30 CA 128**

**SECTION 31, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-3245-000(0124-29)**

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

**Prepared By:**  
Phillip L. Rodman

**After Recording Return To:**  
2920 West Lloyd Street  
Pensacola, Florida 32505

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **QUITCLAIM DEED**

WITNESSETH, on June 12, 2020 THE GRANTOR(S),

- Phillip L. Rodman, a single person,

for and in consideration of the sum of: \$8,000.00 and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- Christine Walker Allen, a single person, residing at 2920 West Lloyd Street, Pensacola, Escambia County, Florida 32505

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land in the County of ESCambia, state of FLORIDA to wit:

1304 North T Street  
Pensacola, Florida  
32505

Legal Description:

S 60 FT OF LTS 1&2 BLK F WELLES BROWNVILLE  
PB 1 P 38 OR 7889 P 570 SEC 31/33

To have and to hold the same together with all and singular the appurtenances thereunto belonging



or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

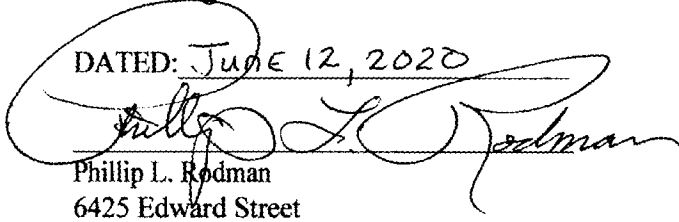
Tax Parcel Number: 312S302000002006

Mail Tax Statements To:  
Christine W. Allen  
2920 West Lloyd Street  
Pensacola, Florida 32505

**[SIGNATURE PAGE FOLLOWS]**

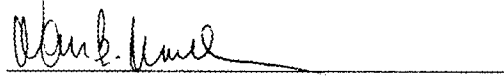
**Grantor Signatures:**

DATED: June 12, 2020

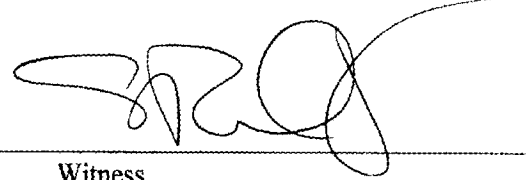


Phillip L. Rodman  
6425 Edward Street  
Norfolk, Virginia, 23513

**In Witness Whereof,**



Witness



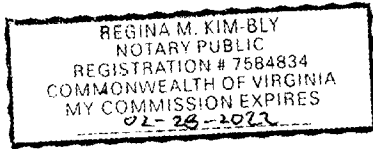
Witness

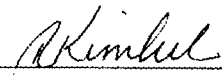
Bank Employee

\_\_\_\_\_

STATE OF VIRGINIA, COUNTY OF Norfolk, ss:

This instrument was acknowledged before me on this 12<sup>th</sup> day of June,  
2020 by Phillip L. Rodman.





Notary Public

Notary Public / MSR

Title (and Rank)

My commission expires 02-28-2022

Recorded in Public Records 6/1/2022 10:33 AM OR Book 8794 Page 1576,  
Instrument #2022055686, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

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 UTILITES 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 60 FT OF LTS 1 & 2 BLK F WELLES BROWNSVILLE PB 1 P 38 OR 8382 P 1430 SEC 31/33 T 2S R 30 CA 128

Customer: Christine Allen

Account Number: 412786-7575

Amount of Lien: \$ 247.68, 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.

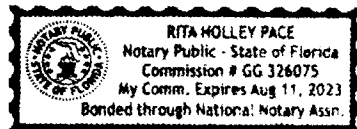
Dated: 05/13/2022

EMERALD COAST UTILITIES AUTHORITY

BY: Shaunte Johnson

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2022, by Shaunte Johnson of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Rita H. Pace  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

**Recorded in Public Records 12/13/2018 3:51 PM OR Book 8016 Page 663,  
Instrument #2018101278, Pam Childers Clerk of the Circuit Court Escambia  
County, FL**

Filing # 82090213 E-Filed 12/13/2018 03:36:34 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**STATE OF FLORIDA,**

Plaintiff,

**CASE NO: 2017 MM 007676 A**

vs.

**DIVISION: IV**

**Kristin Dawn Allen  
805 Cotton Lake Rd  
Pensacola, FL 32577**

Defendant.

**CIVIL LIEN**

**THIS CAUSE** came before the Court for plea on May 22, 2018. Upon the evidence presented, the Court assessed a \$50.00 Probation Hearing Fee. Total of **\$50.00** is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

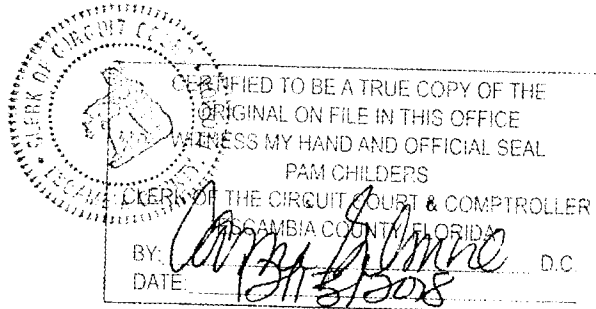
**ORDERED AND ADJUDGED** that the above-named Defendant shall pay arrears to the **Department of Community Corrections**, in the amount of \$50.00 which shall accrue interest at the rate of **6.09%** per annum.

**ORDERED FURTHER** that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

**DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida.

*Jennifer J. Frydrachowicz*  
eSigned by COUNTY COURT JUDGE JENNIFER J. FRYDRACHOWICZ on 12/13/2018 12:39:51 ZzHsUX

cc: **Community Corrections Accounting  
Defendant**



Recorded in Public Records 08/11/2008 at 02:10 PM OR Book 6363 Page 635, Instrument #2008060344, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Recorded in Public Records 08/06/2008 at 08:15 AM OR Book 6361 Page 1245, Instrument #2008059107, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY FLORIDA

HENRY HARKINS  
1330-B Pinnacle Drive  
Pensacola, FL 32504

Plaintiff,

vs.

Case No. 2008 SC 003699  
Division V

CHRISTINA RANAE ALLEN  
401 Lakewood Rd.  
Pensacola, FL 32507

Defendant.

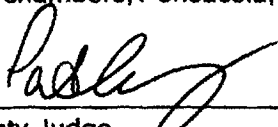
*Received + Filed  
Jul 31, 2008  
Conf Civil*

**FINAL JUDGMENT**

At a final hearing in open court on July 29, 2008, the parties appeared representing themselves. By the credible testimony presented, the court finds that plaintiff met defendant when the taxi company he worked with recommended her as someone he could hire to drive his personally owned cab. Later, when plaintiff decided he would never make money in the "taxi" business, he sold his car. Defendant then asked him to loan her money to purchase her own car to use in the taxi business. He agreed and ultimately provided \$2,500.00 to help her start her own "business." She has failed to repay him as agreed and therefore it is

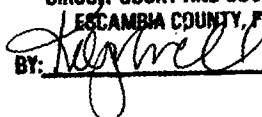
ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$2,500.00 plus court costs of \$175.00 which shall accrue interest at the rate of 11% per annum for which let execution issue.

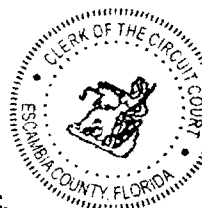
DONE AND ORDERED this 31<sup>st</sup> day of July 2008 in chambers, Pensacola, Escambia County, Florida.

  
\_\_\_\_\_  
County Judge

cc: Plaintiff, Defendant

"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.



Case: 2008 SC 003699  
00091684684  
Dkt: CC1033 Pg#:

Recorded in Public Records 04/10/2006 at 03:30 PM OR Book 5880 Page 1579,  
Instrument #2006036122, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

1872

**\$10.00 DUE** Department of the Treasury - Internal Revenue Service

Form 668 (Y)(c)  
(Rev. February 2004)

## Notice of Federal Tax Lien

Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903	Serial Number  282575106	For Optional Use by Recording Office
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**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer **LESTER & CHRISTINA WALKER**

Residence **177 HILBURN CT  
PENSACOLA, FL 32504-6276**

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2003	XXX-XX <span style="background-color: black; color: black;">XXXXXXXXXX</span>	01/09/2006	02/08/2016	9189.78

Place of Filing <b>CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595</b>	Total	\$ 9189.78
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This notice was prepared and signed at JACKSONVILLE, FL, on this,  
the 04th day of April, 2006.

Signature <i>R. A. Mitchell</i> for <b>THERESA HARLEY</b>	Title ACS (800) 829-3903	23-00-0008
--	--------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

**Part 1 - Kept By Recording Office**

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X