

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300456

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
06-3253-010	2021/2639	06-01-2021	LOT 4 BLOCK G WELLES BROWNSVILLE ADDN PB 1 P 38 OR 8036 P 619 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

<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.



# 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

0124.30

### 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	PBG PROPERTY SERVICES LLC TRUSTEE FOR 2603 W LEE ST COURT LAND TRUST JANUARY 24 2019 801 NORTHPOINTE PKWY STE 141 WEST PALM BEACH, FL 33407 2603 W LEE ST 06-3253-010 LOT 4 BLOCK G WELLES BROWNSVILLE ADDN PB 1 P 38 OR 8036 P 619 CA 128	Certificate #	2021 / 2639
		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)
# 2021/2639	06/01/2021	361.31	18.07	379.38
# 2022/2840	06/01/2022	675.66	33.78	709.44
<b>→ Part 2: Total*</b>				<b>1,088.82</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)	1,088.82
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	621.15
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>2,084.97</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* Escambia, Florida  
 Signature, Tax Collector or Designee 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



# 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> 3125302000045007</p> <p><b>Account:</b> 063253010</p> <p><b>Owners:</b> PBG PROPERTY SERVICES LLC TRUSTEE FOR 2603 W LEE ST COURT LAND TRUST JANUARY 24 2019</p> <p><b>Mail:</b> 801 NORTHPOINTE PKWY STE 141 WEST PALM BEACH, FL 33407</p> <p><b>Situs:</b> 2603 W LEE ST 32505</p> <p><b>Use Code:</b> MULTI-FAMILY &lt;=9</p> <p><b>Units:</b> 2</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>\$6,384</td> <td>\$19,920</td> <td>\$26,304</td> <td>\$26,304</td> </tr> <tr> <td>2021</td> <td>\$6,384</td> <td>\$18,023</td> <td>\$24,407</td> <td>\$24,385</td> </tr> <tr> <td>2020</td> <td>\$6,384</td> <td>\$15,785</td> <td>\$22,169</td> <td>\$22,169</td> </tr> </tbody> </table> <p><b>Disclaimer</b></p> <p><b>Tax Estimator</b></p> <p><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2022	\$6,384	\$19,920	\$26,304	\$26,304	2021	\$6,384	\$18,023	\$24,407	\$24,385	2020	\$6,384	\$15,785	\$22,169	\$22,169
Year	Land	Imprv	Total	Cap Val																	
2022	\$6,384	\$19,920	\$26,304	\$26,304																	
2021	\$6,384	\$18,023	\$24,407	\$24,385																	
2020	\$6,384	\$15,785	\$22,169	\$22,169																	

<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>01/24/2019</td> <td>8036</td> <td>619</td> <td>\$10,000</td> <td>WD</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)	01/24/2019	8036	619	\$10,000	WD		<p><b>2022 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b></p> <p>LOT 4 BLOCK G WELLES BROWNSVILLE ADDN PB 1 P 38 OR 8036 P 619 CA 128</p> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)								
01/24/2019	8036	619	\$10,000	WD									

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:** CA128

**Approx. Acreage:** 0.2035

**Zoned:**

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

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

The map shows a central parcel with dimensions 152 (left), 60 (top), 152 (right), and 60 (bottom). To its right is another parcel with dimensions 66 (left), 85 (top), 66 (right), and 85 (bottom). Further right is a larger parcel with dimensions 86 (left), 100 (top), 100 (right), and 110 (bottom). Other dimensions shown include 122, 152, 40, 60, 15, 85, 30, 60, 40, 100, and 110.

**Buildings**

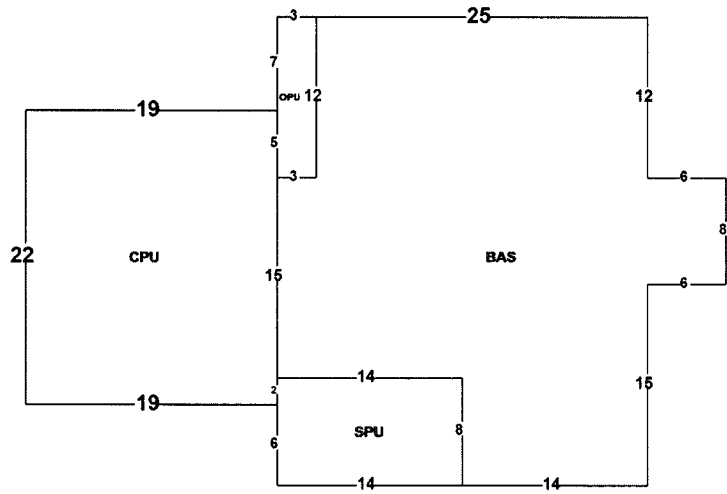
Year Built: 1932, Effective Year: 1945, PA Building ID#: 80606

**Structural Elements**

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

**Areas - 1446 Total SF**

- BASE AREA - 880**
- CARPORT UNF - 418**
- OPEN PORCH UNF - 36**
- SCRN PORCH UNF - 112**



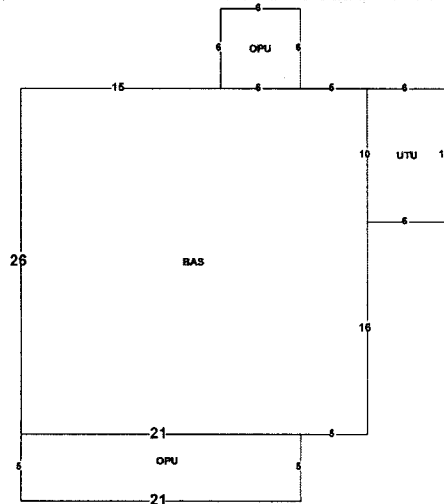
Address: 2603 W LEE ST, Year Built: 1950, Effective Year: 1950, PA Building ID#: 80607

**Structural Elements**

- DECOR/MILLWORK-BELOW AVERAGE**
- DWELLING UNITS-1**
- EXTERIOR WALL-CONCRETE BLOCK**
- 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-MASONRY PIL/STL**

**Areas - 877 Total SF**

- BASE AREA - 676**
- OPEN PORCH UNF - 141**
- UTILITY UNF - 60**



Images

None

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. 02639**, 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:

**LOT 4 BLOCK G WELLES BROWNSVILLE ADDN PB 1 P 38 OR 8036 P 619 CA 128**

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

**TAX ACCOUNT NUMBER 063253010 (0124-30)**

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

**PBG PROPERTY SERVICES LLC TRUSTEE**

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



**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 #: 06-3253-010 CERTIFICATE #: 2021-2639

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 #: **06-3253-010**

1. The Grantee(s) of the last deed(s) of record is/are: **MIRANDA BROWN BETHUNE**  
  
**By Virtue of Quitclaim Deed recorded 7/17/2023 in OR 9009/1385 and Quitclaim Deed recorded 2/15/2019 in OR 8046/1716**
  
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. **NONE**
  
4. Taxes:  
  
**Taxes for the year(s) 2020-2022 are delinquent.**  
**Tax Account #: 06-3253-010**  
**Assessed Value: \$26,304.00**  
**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 #:** 06-3253-010

**CERTIFICATE #:** 2021-2639

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.                    |

**PBG PROPERTY SERVICES LLC A NEVADA  
LIMITED LIABILITY COMPANY TRUSTEE  
2603 W LEE ST COURT LAND TRUST DATED  
JANUARY 24TH 2019 AND  
MIRANDA BROWN BETHUNE  
2603 WEST LEE ST  
PENSACOLA, FL 32505**

**PBG PROPERTY SERVICES LLC A  
NEVADA LIMITED LIABILITY COMPANY  
TRUSTEE 2603 W LEE ST COURT LAND  
TRUST DATED JANUARY 24TH 2019  
801 NORTHPOINTE PKWY STE 141  
WEST PALM BEACH, FL 33407**

**MIRANDA BROWN BETHUNE  
507 BATTON BLVD  
PENSACOLA, FL 32507**

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



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

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

**PROPERTY INFORMATION REPORT**

**October 13, 2023**

**Tax Account #:06-3253-010**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 4 BLOCK G WELLES BROWNSVILLE ADDN PB 1 P 38 OR 8036 P 619 CA 128**

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

**TAX ACCOUNT NUMBER 06-3253-010(0124-30)**

Recorded in Public Records 7/17/2023 1:23 PM OR Book 9009 Page 1385,  
Instrument #2023057031, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$0.70

Prepared by:  
Paul Flounlacker, Esq.  
Legal Services of North Florida, Inc.  
1741 N. Palafox St.  
Pensacola, FL 32501

(Space above this line is reserved for recording office use only.)

**QUITCLAIM DEED**

Grantor, PBG Property Services, LLC a Nevada limited liability company, Trustee 2603 W Lee St Court Land Trust dated January 24<sup>th</sup> 2019, with full power and authority to protect conserve, sell, lease encumber, or to otherwise manage and dispose of the real property with the mailing address 801 Northpoint Parkway Suite 141, West Palm Beach, FL 33407, in consideration of the sum of \$1.00 and other valuable consideration in hand paid by Grantee, Miranda Brown Bethune, with the mailing address 507 Batton Blvd., Pensacola, FL 32507, a single woman, hereby releases, remises, and quitclaims to grantee the following-described property in Escambia County, Florida:

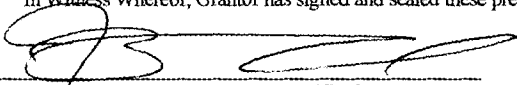
Lot 4, Block G, Well Brownsville Addition, A Subdivision of a part of Lot 2, Section 31, Township 2 South, Range 30 West, as per Map of John Soule, Civil Engineer, Filed May 7<sup>th</sup>, 1932, Per Plat Book 1, Page 38, of the Public Records of Escambia County, Florida.

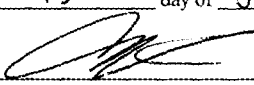
a/k/a 2603 W Lee St., Pensacola, FL 32505


\*\*\*THIS IS NOT GRANTOR'S HOMESTEAD PROPERTY\*\*\*

Together with all the tenements, hereditaments, easements, and appurtenances belonging to or benefitting such property, free from all exemptions and right of homestead. To have and to hold in fee simple forever. The property is not the homestead of the Grantor, nor contiguous to the Grantor's homestead property, if any.

In Witness Whereof, Grantor has signed and sealed these presents on this the 13<sup>th</sup> day of July, 2023.

  
\_\_\_\_\_  
JOSHUA BLANCHARD as Manager of PBG Property Services, LLC a Nevada limited liability company, Trustee 2603 W Lee St Court Land Trust dated January 24<sup>th</sup>, 2019

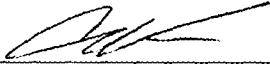
  
\_\_\_\_\_  
Witness 1  
Printed Name: Angelo J. Funaro


  
\_\_\_\_\_  
Witness 2  
Printed Name: James Gemmill

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July, 2023, by grantor, who has produced FL DL as identification and who did take an oath.

[Print, type, or stamp commissioned name of notary or deputy clerk.]

  
\_\_\_\_\_  
Notary Public—State of Florida

 Angelo J. Funaro  
Comm.: HH 333981  
Expires: December 9, 2026  
Notary Public - State of Florida

Recorded in Public Records 2/15/2019 8:48 AM OR Book 8046 Page 1716,  
Instrument #2019014221, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 Deed Stamps \$0.70

# Quitclaim Deed

RECORDING REQUESTED BY Miranda Brown-Bethune

AND WHEN RECORDED MAIL TO:

Miranda Brown Bethune, Grantee(s)

507 Batten Blvd

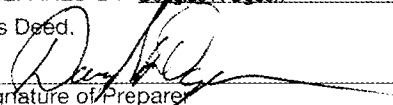
Pensacola, Florida 32507

Consideration: \$ 1.00

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: 31-25-30-2000-040-007 06-3253-000

PREPARED BY: Douglas A Ogden certifies herein that he or she has prepared this Deed.

  
Signature of Preparer

February 14, 2019  
Date of Preparation

Douglas A Ogden  
Printed Name of Preparer

**THIS QUITCLAIM DEED**, executed on February 14, 2019 in the County of Escambia, State of Florida

by Grantor(s), Douglas A Ogden,  
whose post office address is 195 Gopher Alley Havana, Florida,  
to Grantee(s), Miranda Brown Bethune,  
whose post office address is 507 Batten Blvd Pensacola, Florida 32507

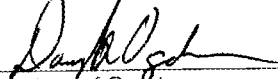
**WITNESSETH**, that the said Grantor(s), Douglas A Ogden,  
for good consideration and for the sum of One Dollar and Zero Cent  
(\$ 1.00 & 00/100) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

BK: 8046 PG: 1717

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

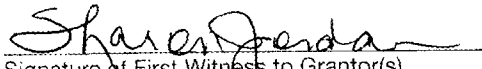
**GRANTOR(S):**

  
Signature of Grantor

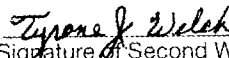
Douglas A Ogden  
Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

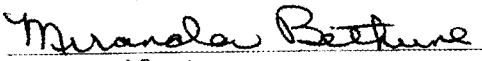
  
Signature of First Witness to Grantor(s)

SHARON JORDAN  
Print Name of First Witness to Grantor(s)

  
Signature of Second Witness to Grantor(s)

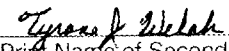
TYRONE J WELCH  
Print Name of Second Witness to Grantor(s)

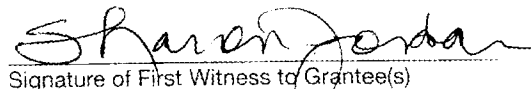
**GRANTEE(S):**

  
Signature of Grantee

Miranda Brown Bethune  
Print Name of Grantee

Signature of Second Grantee (if applicable)

  
Print Name of Second Grantee (if applicable)

  
Signature of First Witness to Grantee(s)

SHARON JORDAN  
Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

TYRONE J WELCH  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of FLORIDA

County of ESCAMBIA

On FEBRUARY 14, 2019, before me, MALITA D. WELCH, a notary public in and for said state, personally appeared, DOUGLAS OGDEN AND MIRANDA BROWN BETHUNE

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

*Malita D. Welch*  
Signature of Notary

Affiant Known X Produced ID X

Type of ID FLORIDA DRIVERS LICENSE



(Seal)

Exhibit "A"

LT 4 & LT 3 LESS W 10 FT  
BLK G WELLES BROWNSVILLE  
PB 1 P 38  
SEC 31/33 T 2S R 30  
OR 5558 P 106  
OR 5594 P 1539 CA 128

PHYSICAL ADDRESS: 2603 WEST LEE STREET  
Pensacola, Florida 32505

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02639 of 2021

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

PBG PROPERTY SERVICES LLC TRUSTEE  
2603 W LEE ST COURT LAND TRUST JANUARY 24 2019  
801 NORTHPOINTE PKWY STE 141  
WEST PALM BEACH, FL 33407

MIRANDA BROWN BETHUNE  
2603 WEST LEE ST  
PENSACOLA, FL 32505

MIRANDA BROWN BETHUNE PBG PROPERTY SERVICES LLC  
507 BATTON BLVD 2603 WEST LEE ST  
PENSACOLA, FL 32507 PENSACOLA, FL 32505

WITNESS my official seal this 16th day of November 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02639**, 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:

**LOT 4 BLOCK G WELLES BROWNSVILLE ADDN PB 1 P 38 OR 8036 P 619 CA 128**

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

**TAX ACCOUNT NUMBER 063253010 (0124-30)**

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

**PBG PROPERTY SERVICES LLC TRUSTEE**

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

Dated this 16th day of November 2023.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

2603 W LEE ST 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

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### Personal Services:

**PBG PROPERTY SERVICES LLC  
TRUSTEE**  
2603 W LEE ST COURT LAND TRUST  
JANUARY 24 2019  
801 NORTHPOINTE PKWY STE 141  
WEST PALM BEACH, FL 33407

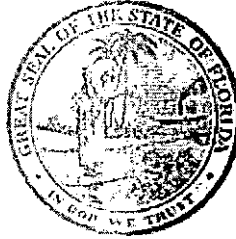
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale**

**Account: 063253010 Certificate Number: 002639 of 2021**

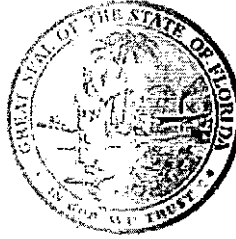
**Payor: PRINCESS OGDEN 2603 W LEE ST PENSACOLA FL 32505 Date 12/12/2023**

Clerk's Check #	4043000490	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$2,378.94
		Postage	\$33.67
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,947.17

**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 002639**  
**Redeemed Date 12/12/2023**

**Name PRINCESS OGDEN 2603 W LEE ST PENSACOLA FL 32505**

Clerk's Total = TAXDEED	\$517.56
Due Tax Collector = TAXDEED	\$2,378.94
Postage = TD2	\$33.67
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: 063253010 Certificate Number: 002639 of 2021**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/3/2024"/>	Redemption Date <input type="text" value="12/12/2023"/>
Months	9	8
Tax Collector	<input type="text" value="\$2,084.97"/>	<input type="text" value="\$2,084.97"/>
Tax Collector Interest	\$281.47	\$250.20
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,378.94	<input type="text" value="\$2,347.67"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$61.56	\$54.72
Total Clerk	\$517.56	<input type="text" value="\$510.72"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$33.67"/>	<input type="text" value="\$33.67"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,947.17	\$2,909.06
	Repayment Overpayment Refund Amount	\$38.11
Book/Page	<input type="text" value="8982"/>	<input type="text" value="995"/>

## 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 995, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02639, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **063253010 (0124-30)**

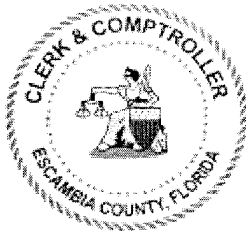
DESCRIPTION OF PROPERTY:

**LOT 4 BLOCK G WELLES BROWNSVILLE ADDN PB 1 P 38 OR 8036 P 619 CA 128**

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

NAME IN WHICH ASSESSED: PBG PROPERTY SERVICES LLC TRUSTEE

Dated this 12th day of December 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

PBG PROPERTY SERVICES LLC TRUSTEE  
[0124-30]  
2603 W LEE ST COURT LAND TRUST  
JANUARY 24 2019  
801 NORTHPOINTE PKWY STE 141  
WEST PALM BEACH, FL 33407

9171 9690 0935 0129 1322 52

MIRANDA BROWN BETHUNE  
[0124-30]  
2603 WEST LEE ST  
PENSACOLA, FL 32505

9171 9690 0935 0129 1322 69

MIRANDA BROWN BETHUNE  
[0124-30]  
507 BATTON BLVD  
PENSACOLA, FL 32507

9171 9690 0935 0129 1321 15

PBG PROPERTY SERVICES LLC  
[0124-30]  
2603 WEST LEE ST  
PENSACOLA, FL 32505

9171 9690 0935 0129 1321 22

*Redeemed*



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

024-30

Document Number: ECSO23CIV042981NON

Agency Number: 24-001636

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02639 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: PBG PROPERTY SERVICES LLC TRUSTEE

**Defendant:**

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

Received this Writ on 11/29/2023 at 9:34 AM and served same at 9:13 AM on 11/30/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

*C. Davis 927*

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **January 3, 2024**, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02639**, 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:

**LOT 4 BLOCK G WELLES BROWNSVILLE ADDN PB 1 P 38 OR 8036 P 619 CA 128**

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

**TAX ACCOUNT NUMBER 063253010 (0124-30)**

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

**PBG PROPERTY SERVICES LLC TRUSTEE**

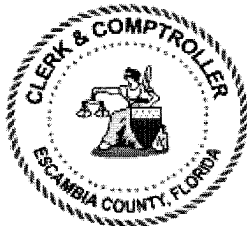
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of January, which is the **3rd** day of **January 2024**.

Dated this 16th day of November 2023.

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

### Post Property:

2603 W LEE ST 32505



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**PALM BEACH COUNTY SHERIFF'S OFFICE ORIGINAL RETURN**

Court: CIRCUIT  
Case No.: 063253010  
County: ESCAMBIA

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PBG PROPERTY SERVICES LLC TRUSTEE

801 NORTHPOINTE PKWY  
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WEST PALM BEACH, FL 33407

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ESCAMBIA COUNTY - TAX  
DEEDS  
221 PALAFOX PLACE  
SUITE 110  
PENSACOLA. FL 32502

NOTICE OF APPLICATION  
FOR TAX DEED WITH  
WARNING & COPY


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IN RE: PBG PROPERTY SERVICES LLC  
TRUSTEE

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N/A

Received this Writ on November 28, 2023 at 10:09 AM and served the same on the within named defendant at **10:45 AM** on **November 29, 2023**, in Palm Beach County, Florida, a true copy of this Writ, endorsed thereon by me, Kevin Back by Service to person in representative capacity / designated recipient of process/records custodian/parent or guardian of a minor, to wit: **Mrs. Ramiriz as DESIGNATED EMPLOYEE.**

By:   
Kevin Back 2493

5 - Mon  
6 - Tues

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

Dated this 16th day of November 2023.

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### Personal Services:

**PBG PROPERTY SERVICES LLC  
TRUSTEE**

**2603 W LEE ST COURT LAND TRUST  
JANUARY 24 2019**

**801 NORTHPOINTE PKWY STE 141  
WEST PALM BEACH, FL 33407**

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



By:  
Emily Hogg  
Deputy Clerk



114



# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of TAX DEED SALE

DATE – 01-03-2024 – TAX CERTIFICATE #'S 02639

in the CIRCUIT Court was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

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

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P Driver  
Date: 2023.12.21 10:08:56 -06'00'

**PUBLISHER**

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

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2023.12.21 10:19:08 -06'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



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

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 02639, 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:

LOT 4 BLOCK G WELLES BROWNSVILLE ADDN PB 1 P 38 OR 8036 P 619 CA 128 SECTION 31, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063253010 (0124-30)

The assessment of the said property under the said certificate issued was in the name of PBG PROPERTY SERVICES LLC TRUSTEE

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 22nd day of November 2023.

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

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-11-30-12-07-14-21-2023