

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300337

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126,

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
09-4533-810	2021/4149	06-01-2021	BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853

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  
JUAN C CAPOTE  
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK  
780 NW 42 AVE #300  
MIAMI, FL 33126

04-26-2023  
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>12/06/2023</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.

BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S RW OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S RW 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853



# 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

1223.35

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 26, 2023
Property description	HOBBS COLUMBUS A III 100 HOLMES AVE PENSACOLA, FL 32507 7301 HIGHWAY 98 WEST 09-4533-810 BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT (Full legal attached.)	Certificate #	2021 / 4149
		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)
# 2021/4149	06/01/2021	663.22	33.16	696.38
→Part 2: Total*				696.38

## 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)
# 2022/4464	06/01/2022	673.51	6.25	33.68	713.44
Part 3: Total*					713.44

## 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)	1,409.82
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	584.96
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,369.78

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 8th, 2023

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

+ \$6.25



# 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:	2125312000000002					Year	Land	Imprv	Total	Cap Val
Account:	094533810					2022	\$41,269	\$0	\$41,269	\$41,269
Owners:	HOBBS COLUMBUS A III					2021	\$41,269	\$0	\$41,269	\$41,269
Mail:	100 HOLMES AVE PENSACOLA, FL 32507					2020	\$41,269	\$0	\$41,269	\$41,269
Situs:	7301 HIGHWAY 98 WEST 32506					Disclaimer				
Use Code:	VACANT COMMERCIAL 🔑					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for New Homestead Exemption Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										

Sales Data						2022 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
01/28/2020	8248	1853	\$100	TR	📄					
12/22/2011	6801	1127	\$100	WD	📄					
12/22/2011	6801	1124	\$100	WD	📄					
12/22/2011	6801	1119	\$100	WD	📄					
12/22/2011	6801	1116	\$100	WD	📄					
10/2006	6021	212	\$490,100	WD	📄					
06/2006	5946	109	\$175,000	WD	📄					
11/1984	1988	203	\$100	QC	📄					
01/1912	1171	613	\$15,000	WD	📄					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description 🔑				
						BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG...				
						Extra Features				
						None				

Parcel Information

Launch Interactive Map

Last Updated:05/09/2023 (tc.7221)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04149**, 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:

**BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853**

**SECTION 21, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094533810 (1223-35)**

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

**COLUMBUS A HOBBS III**

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 December, which is the **6th day of December 2023**.

Dated this 10th 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 #: 09-4533-810 CERTIFICATE #: 2021-4149

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: September 12, 2003 to and including September 12, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: September 22, 2023

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

September 22, 2023

Tax Account #: **09-4533-810**

1. The Grantee(s) of the last deed(s) of record is/are: **COLUMBUS A HOBBS III**  
**By Virtue of Trustee's Deed recorded 2/19/2020 in OR 8248/1853**
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 Order in favor of Escambia County recorded 9/4/2015 OR 7402/1102 together with Cost Order recorded 10/11/2016 OR 7604/1108**
  - b. **Judgment in favor of KCJ Properties LTD recorded 10/26/2016 OR 7613/551**
  - c. **Judgment in favor of CACH LLC recorded 4/15/2015 OR 7329/398**
4. Taxes:  
  
**Taxes for the year(s) 2020-2022 are delinquent.**  
**Tax Account #: 09-4533-810**  
**Assessed Value: \$41,269.00**  
**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:** DEC 6, 2023

**TAX ACCOUNT #:** 09-4533-810

**CERTIFICATE #:** 2021-4149

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**COLUMBUS A HOBBS III**  
**100 HOLMES AVE**  
**PENSACOLA, FL 32507**

**COLUMBUS A HOBBS III AKA**  
**C A HOBBS III**  
**3305 NORTH "W" STREET**  
**PENSACOLA, FL 32526**

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

**KCJ PROPERTIES LTD**  
**926 NORTH FERNDON BOULEVARD**  
**CRESTVIEW, FL 32536**

**CACH LLC**  
**4340 S MONACO SECOND FLOOR**  
**DENVER, COLORADO 80237**

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of September, 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**

**September 22, 2023**

**Tax Account #:09-4533-810**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF  
W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD  
298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N  
72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E  
100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR  
8248 P 1853**

**SECTION 21, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4533-810(1223-35)**

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

Prepared by:  
James H. Reddick  
Post Office Box 656  
Freeport, FL 32439-0656

When recorded return to:  
James H. Reddick  
Post Office Box 656  
Freeport, FL 32439-0656

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

### **TRUSTEE'S DEED**

#### **1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: **Columbus A. Hobbs, III**, as sole Trustee of the  
Columbus A. Hobbs Revocable Intervivos Trust, dated  
November 9, 2011  
100 Holmes Avenue  
Pensacola, FL 32507

The word "I" or "me" as hereafter used means the Grantor.

#### **2. IDENTIFICATION OF GRANTEE**

Grantee's name and address is: **Columbus A. Hobbs, III**  
100 Holmes Avenue  
Pensacola, FL 32507

The word "you" as hereafter used means the Grantee.

#### **3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

#### **4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed (the "Real Property") is located and situate in Escambia County, Florida, being more particularly described as follows:

**See Exhibit "A"**

#### **5. CONSIDERATION**

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

**7. ASSUMPTION**

By your acceptance of this Deed, you assume and agree to pay any encumbrances of records.

**8. REPRESENTATION OF TRUSTEE**

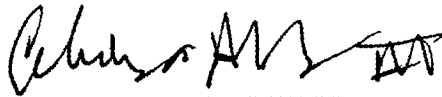
I represent to you that:

- (a) I am duly appointed and qualified to act as Trustee under the Trust identified in Paragraph 1;
- (b) in all things preliminary to and in and about this conveyance of the Real Property, the terms and conditions of such Trust have been met; and
- (c) I have the power and authority to execute this Deed.

The preparer of this deed represents that: this deed has been prepared at the express direction of the grantor and grantee sole from the legal description provided to the preparer by the grantor and grantee; that no title search or inspection of the above described property has been performed by the preparer; that title to the above described property has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.


Executed on January 28, 2020.

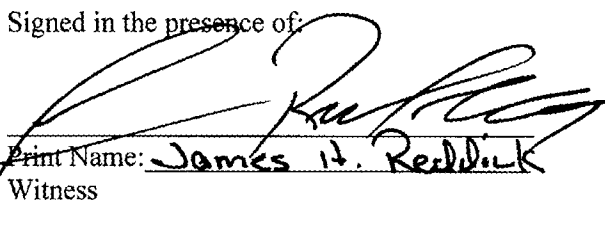
Columbus A. Hobbs, Trustee

By:   
Columbus A. Hobbs, III, as sole Trustee of  
the Columbus A. Hobbs Revocable Intervivos  
Trust

Signed in the presence of:

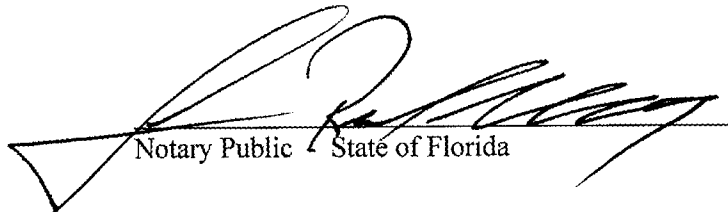
Signed in the presence of:

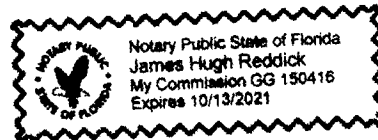
  
Print Name: Gaudete T. FARRINGTON  
Witness

  
Print Name: James H. Reddick  
Witness

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me in my physical presence this 28 day of January 2020, by Columbus A. Hobbs, III, as sole Trustee of the Columbus A. Hobbs Revocable Intervivos Trust, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public State of Florida



**Exhibit "A"**

**Parcel "A"**

Lot 21 and the South 25 feet of Lot 22, Block 49, BRENTWOOD PARK, a subdivision of a portion of Sections 46 and 47, Township 1 South, Range 30 West, and Sections 8 and 10, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat recorded in Plat Book 1 at page 11, of the public records of said County. Less and except that portion for right of way on "W" Street.

Parcel ID#: 461S302001021049

**Parcel "B"**

All of Lots 21, 22, 23, and 24, Block 6, Pensacola Home Orchards, a subdivision of a portion of Section 14, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said subdivision recorded in Deed Book 87, at page 524, of the public records of said county, LESS AND EXCEPT any portion of caption property conveyed in Deed Book 508, Page 235, and Deed Book 508, Page 257, of the public records of Escambia County, Florida

AND

Commencing at the NE corner of Section 21, Township 2 South, Range 31 West, Escambia County, Florida; thence North 88 degrees 17 minutes 45 seconds West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West ¼ of Government Lot 1; thence South 01 degrees 51 minutes 58 seconds West along said East line 2011.47 feet to the South R/W line of State Road 298-B; thence North 72 degrees 28 minutes 22 seconds West along said South R/W 1595.35 feet to the Point of Beginning; thence continue same course North 72 degrees 28 minutes 22 seconds West 100.00 feet; thence South 17 degrees 31 minutes 38 seconds West 150.00 feet; thence South 72 degrees 28 minutes 22 seconds East 100.00 feet; thence North 17 degrees 31 minutes 38 seconds East 150.00 feet to the Point of Beginning.

AND

A portion of Lot 2, Section 21, Township 2 South, Range 31 West, Escambia County, Florida, lying South of State Road 298-B (U.S. 98), being more particularly described as follows:

Commence at the Northeast corner of said Section 21; thence North  $88^{\circ}17'45''$  West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West  $\frac{1}{2}$  of Lot 1; thence South  $01^{\circ}51'58''$  West along said East line of the West  $\frac{1}{2}$  of said Lot 1 for a distance of 2206.84 feet; thence North  $88^{\circ}20'06''$  West for a distance of 1400.20 feet; thence North  $01^{\circ}45'52''$  East for a distance of 333.35 feet to the Point of Beginning. Thence North  $17^{\circ}31'38''$  East for a distance of 50.00 feet; thence South  $72^{\circ}28'22''$  East for a distance of 40.00 feet; thence North  $17^{\circ}31'38''$  East for a distance of 200.00 feet to the Southerly right-of-way line of State Road No. 298-B (200' R/W); thence North  $72^{\circ}28'22''$  West along said Right-of-Way line for a distance of 150.00 feet; thence South  $17^{\circ}31'38''$  West for a distance of 250.00; thence South  $72^{\circ}28'22''$  East for a distance of 110.00 feet to the Point of Beginning.

Containing 0.81 acres, more or less, and all lying being in the Section 21, Township 2 South, Range 31 West, Escambia County, Florida.

Pacel ID#: 142S302001210006

**Parcel "C"**

That property described under Account Number 08-1623-500 in the Escambia County Tax Collector for the year 2011 – See Exhibit A

**AND**

Commencing at the intersection of the East line of Lot 4, Section 10, Township 2 South, Range 31 West and the centerline of Bayou Marcus Creek; thence run South along the East line of said Section 10, for 1,887.7 feet more or less to a point 553.63 feet North of the Southeast corner of said Section 10; thence 89°44' right for 235.58 feet; thence 89°55' left for 518.53 feet to the North right-of-way line of Fairfield Drive; thence 89°55' right and along the North right-of-way line of Fairfield Drive for 875.0 feet to point of curve, said curve curving to the left and having a radius of 283.57 feet; thence 2°07' left along said curve for a chord distance of 209.70 feet; to the West line of Lot 4 for 625.0 feet to the point of beginning; thence 90°41' left and parallel to the South line of said Lot 3 of Section 10 for 473.0 feet more or less to the center line of Bayou Marcus Creek; thence Northeasterly and along the center line of Bayou Marcus Creek for a distance of 100.0 feet more or less to a point that is N 0°09' W 81.0 feet and S 89°44' W 475.0 feet more or less from the point on the East line of said Lot 3; thence run S 0°09' E for 81.0 feet along the East line of said Lot 3 to the point of beginning, all lying and being in Escambia County, Florida.

**AND**

Lot 5, Block 4, Grove Hill Subdivision according to plat filed in Plat Book 3 at Page 72 of the records of Escambia County, Florida, and that portion of Section

**AND:**

37, Township 2 South, Range 31 West, in said County described as follows:

Commence at a concrete monument at the southeast corner of said Section 37; thence north 14°00' west along the east line of said Section, a distance of 687.0 feet; thence south 76°00' west, 66.0 feet to an iron pipe; thence north 75°51' west, 179.9 feet to an iron pipe in the northwesterly right-of-way line of the state road known as Fairfield Drive for the point of beginning; thence along said right-of-line, being a curve to the right, a chord distance of 229.96 feet, having a chord bearing of north 42°28' east to an iron pipe; thence north 14°00' west, parallel to the east line of said Section 37 and 33.0 feet distance therefrom, measured at right angles to, 370.0 feet, more or less, to a branch of Bayou Marcus Creek; thence westerly with said branch to the easterly boundary line of said Lot 5, Block 4, of said Grove Hill Subdivision, (said easterly boundary line being a small creek); thence southerly along the easterly boundary line of said Lots 5&4, Block 4, to its intersection with the south line of said Lot 4; thence south 75°51' east, 197.0 feet, more or less, to the point of beginning.

LESS AND EXCEPT those parcels conveyed in Official Records Book 652 at Page 590 and Official Records Book 663 at Page 675 all of the public records of Escambia County, Florida.

AND:

**Exhibit "A"**

BEG AT NW COR OF LT 19 BLK A WESTERNMARK S/D PB 7 P 81 FOR POB N 67 DEG 42 MIN E 777 14/100 FT TO W R/W LI OF FRISCO RR NLY ALG SD R/W (BEING A CURVE TO THE LEFT WITH A RADIUS OF 11409 2/10 FT) 479 9/10 FT TO S R/W LI OF MASSACHUSETTS AVE S 67 DEG 42 MIN W ALG R/W 893 15/100 TO INTER OF ELY R/W LI OF ERRESS BLVD S 12 DEG 18 MIN E ALG R/W 152 15/100 FT TO P C OF CURVE TO THE LEFT WITH RADIUS OF 221 3/10 FT ALG SD CURVE 86 77/100 FT TO PT OF CURVE CONT S 34 DEG 46 MIN E ALG TANGENT TO CURVE 44 09/100 FT P C OF A CURVE TO RIGHT WITH A RADIUS OF 241 79/100 FT ALG CURVE 110 96/100 FT TO PT OF CURVE CONT S 8 DEG 12 MIN E ALG TANGENT OF CURVE 103 1/10 FT TO POB ALSO BEG AT INTER OF S R/W LI OF MASSACHUSETTS AVE WITH W R/W LI OF FRISCO RR LYING AND BEING IN SEC 9 - 2S - 30 CONT S 67 DEG 42 MIN W 1047 80/100 FOR POB S 8 DEG 12 MIN E 2078 5/10 FT N 67 DEG 59 MIN W 10 31/100 FT N 8 DEG 12 MIN W 1841 24/100 FT N 81 DEG 48 MIN E 137 FT TO A PT ON W R/W LI OF ERRESS BLVD N 34 DEG 46 MIN W 17 46/100 FT TO P C OF CURVE TO RIGHT HAVING A RADIUS OF 281 3/10 FT CONT ALG CURVE ARC DIST 109 68/100 FT PT OF SD CURVE CONT N 12 DEG 18 MIN W 141 57/100 FT TO S R/W LI OF MASSACHUSETTS AVE S 67 DEG 42 MIN W 103 10/100 FT TO POB LESS 25 FT RADIUS AT S W COR OF INTER OF MASSACHUSETTS AVE WITH ERRESS BLVD S/D OF SEC PB 7 P 81 OR 492 P 688 OR 542 P 902 LESS OR 618 P 133-DAVIDSON LESS OR 2261 P 219 B & B B PARTNERSHIP

**Parcel ID#:** 102S311000000000

**Parcel "D"**

All of Lots 21, 22, 23, and 24, Block 6, Pensacola Home Orchards, a subdivision of a portion of Section 14, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said subdivision recorded in Deed Book 87, at page 524, of the public records of said county, LESS AND EXCEPT any portion of caption property conveyed in Deed Book 508, Page 235, and Deed Book 508, Page 257, of the public records of Escambia County, Florida

AND

Commencing at the NE corner of Section 21, Township 2 South, Range 31 West, Escambia County, Florida; thence North 88 degrees 17 minutes 45 seconds West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West  $\frac{1}{4}$  of Government Lot 1; thence South 01 degrees 51 minutes 58 seconds West along said East line 2011.47 feet to the South R/W line of State Road 298-B; thence North 72 degrees 28 minutes 22 seconds West along said South R/W 1595.35 feet to the Point of Beginning; thence continue same course North 72 degrees 28 minutes 22 seconds West 100.00 feet; thence South 17 degrees 31 minutes 38 seconds West 150.00 feet; thence South 72 degrees 28 minutes 22 seconds East 100.00 feet; thence North 17 degrees 31 minutes 38 seconds East 150.00 feet to the Point of Beginning.

AND

A portion of Lot 2, Section 21, Township 2 South, Range 31 West, Escambia County, Florida, lying South of State Road 298-B (U.S. 98), being more particularly described as follows:

AND:

Commence at the Northeast corner of said Section 21; thence North 88°17'45" West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West ½ of Lot 1; thence South 01 °51'58" West along said East line of the West ½ of said Lot 1 for a distance of 2206.84 feet; thence North 88 °20'06" West for a distance of 1400.20 feet; thence North 01 °45'52" East for a distance of 333.35 feet to the Point of Beginning. Thence North 17 °31'38" East for a distance of 50.00 feet; thence South 72 °28'22" East for a distance of 40.00 feet; thence North 17 °31'38" East for a distance of 200.00 feet to the Southerly right-of-way line of State Road No. 298-B (200' R/W); thence North 72 °28'22" West along said Right-of-Way line for a distance of 150.00 feet; thence South 17 °31'38" West for a distance of 250.00; thence South 72 °28'22" East for a distance of 110.00 feet to the Point of Beginning.

Containing 0.81 acres, more or less, and all lying being in the Section 21, Township 2 South, Range 31 West, Escambia County, Florida.

Parcel ID#: 212S311305001001

**Parcel "E"**

All of Lots 21, 22, 23, and 24, Block 6, Pensacola Home Orchards, a subdivision of a portion of Section 14, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat of said subdivision recorded in Deed Book 87, at page 524, of the public records of said county, LESS AND EXCEPT any portion of caption property conveyed in Deed Book 508, Page 235, and Deed Book 508, Page 257, of the public records of Escambia County, Florida

AND

Commencing at the NE corner of Section 21, Township 2 South, Range 31 West, Escambia County, Florida; thence North 88 degrees 17 minutes 45 seconds West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West ¼ of Government Lot 1; thence South 01 degrees 51 minutes 58 seconds West along said East line 2011.47 feet to the South R/W line of State Road 298-B; thence North 72 degrees 28 minutes 22 seconds West along said South R/W 1595.35 feet to the Point of Beginning; thence continue same course North 72 degrees 28 minutes 22 seconds West 100.00 feet; thence South 17 degrees 31 minutes 38 seconds West 150.00 feet; thence South 72 degrees 28 minutes 22 seconds East 100.00 feet; thence North 17 degrees 31 minutes 38 seconds East 150.00 feet to the Point of Beginning.

AND

A portion of Lot 2, Section 21, Township 2 South, Range 31 West, Escambia County, Florida, lying South of State Road 298-B (U.S. 98), being more particularly described as follows:

AND

Commence at the Northeast corner of said Section 21; thence North 88°17'45" West along the North line of said Section 21 for a distance of 650.89 feet to the East line of the West ½ of Lot 1; thence South 01 °51'58" West along said East line of the West ½ of said Lot 1 for a distance of 2206.84 feet; thence North 88 °20'06" West for a distance of 1400.20 feet; thence North 01 °45'52" East for a distance of 333.35 feet to the Point of Beginning. Thence North 17 °31'38" East for a distance of 50.00 feet; thence South 72 °28'22" East for a distance of 40.00 feet; thence North 17 °31'38" East for a distance of 200.00 feet to the Southerly right-of-way line of State Road No. 298-B (200' R/W); thence North 72 °28'22" West along said Right-of-Way line for a distance of 150.00 feet; thence South 17 °31'38" West for a distance of 250.00; thence South 72 °28'22" East for a distance of 110.00 feet to the Point of Beginning.

Containing 0.81 acres, more or less, and all lying being in the Section 21, Township 2 South, Range 31 West, Escambia County, Florida.

Parcel ID#: 212S312000000002

Recorded in Public Records 09/04/2015 at 03:00 PM OR Book 7402 Page 1102,  
Instrument #2015068261, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 09/04/2015 at 02:57 PM OR Book 7402 Page 1082,  
Instrument #2015068247, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

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

**PETITIONER**  
ESCAMBIA COUNTY FLORIDA,

VS.

**CASE NO: CE#14-08-03170**  
**LOCATION: 7301 Highway 98 West**  
**PR# 212S312000000002**

**Hobbs Columbus A III Trustee for**  
**Hobbs Columbus A III Revocable Intervivos Trust**  
**3305 North "W" Street**  
**Pensacola, FL 32505**  
**RESPONDENT**

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: Pam Childers D.C.  
DATE: 9-4-15

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the Respondent or representative,  
thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

BK: 7402 PG: 1103

BK: 7402 PG: 1083

- ☒ 42-196 (d) Overgrowth
- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☒ (m) ☒ (n) ☐ (o)
- ☒ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☒ (u) ☐ (v) ☐ (w) ☒ (x) ☐ (y) ☐ (z) ☒ (aa) ☐ (bb) ☒ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until October 1, 2015 to correct the violation and to bring the violation into compliance.

BK: 7402 PG: 1104

BK: 7402 PG: 1084

## Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

BK: 7402 PG: 1105

BK: 7402 PG: 1085

☐ Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25 .00 per day, commencing October 2, 2015. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

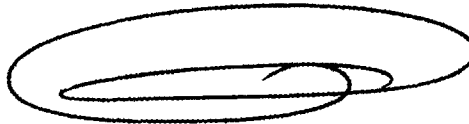
BK: 7402 PG: 1106 Last Page

BK: 7402 PG: 1086 Last Page

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

**DONE AND ORDERED** at Escambia County, Florida on the 1<sup>st</sup> day of September, 2015.



John B Trawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 10/11/2016 at 03:47 PM OR Book 7604 Page 1108,  
Instrument #2016078607, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 14-08-03170

Location: 7301 Highway 98 West

PR# 212S312000000002

Hobbs Columbus A III Trustee for Hobbs Columbus A III  
Revocable Intervivos Trust  
3305 North "W" Street  
Pensacola, FL 32505

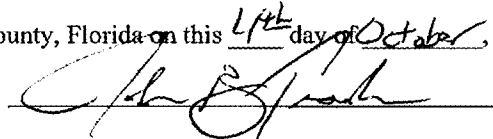
**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of September 01, 2015; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, 30-203 (m), (n), (o), (p), (u), (x), (aa), and (cc). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated September 01, 2015.

Itemized Cost

a. Fines (\$25.00 per day 10/02/15-8/16/16)	\$ 7,975.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 17,250.00
Total:	\$ 26,325.00

DONE AND ORDERED at Escambia County, Florida on this 14<sup>th</sup> day of October, 2016.



John B Trawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 10/26/2016 at 11:39 AM OR Book 7613 Page 551,  
Instrument #2016083091, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 08/08/2016 at 10:07 AM OR Book 7569 Page 1922,  
Instrument #2016060431, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

**IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA**

KCJ PROPERTIES, LTD.,  
a Florida Limited Partnership,  
926 North Ferndon Boulevard  
Crestview, FL 32536

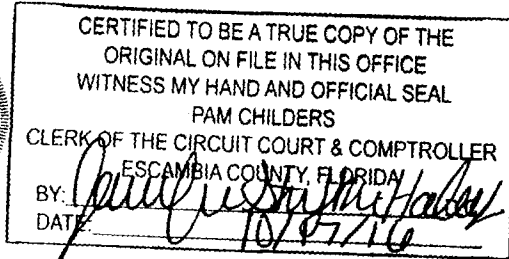
Plaintiff,

v.

CASE NO.: 2016 CA 000462

FAIRFIELD LIQUORS, LLC,  
a Florida limited liability company,  
COLUMBUS A. HOBBS, III, a/k/a  
C.A. HOBBS, III, individually, and,  
STOP AND GO LIQUORS, INC., d/b/a  
STOP AND GO LIQUORS,

Defendants.



**FINAL JUDGMENT**

This action was tried before the court. On the evidence presented

IT IS ADJUDGED that:

**COUNT I - FORECLOSURE**

1. **Amounts Due.** Plaintiff, KCJ Properties, Ltd., 926 North Ferndon Boulevard, Crestview, Florida 32536, is due

Principal	\$287,317.34
Interest to August 5, 2016	\$16,135.89
Title Search Expenses	\$100.00
Taxes	\$0.00
Attorneys' fees total	\$2,976.00
Court costs, now taxed	\$2,099.00

BK: 7613 PG: 552

BK: 7569 PG: 1923

Other: Late charges	\$704.58
Subtotal	\$309,332.81
LESS: Escrow balance	\$0.00
<b>TOTAL</b>	<b>\$309,332.81</b>

That shall bear interest at the prevailing statutory interest rate as may be amended from time to time, which rate currently is 4.84% a year.

2. **Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in ESCAMBIA County, Florida:

The North 100 feet of the following described parcel: Commencing at the Northwest corner of Lot 1, Block "B" of Lake Francis Homes Subdivision as recorded in Plat Book 4 at Page 50 of the Public Records of Escambia County, Florida, thence run West along the South Right of Way line of Tralawn Drive to the East Right of Way line of Pine Forest Road, thence South parallel to the East Right of Way line of Pine Forest Road to the North Right of Way line of Franciscan Drive, thence East along the North Right of Way line of Franciscan Drive 92.0 feet to the Southwest corner of Lot 4, Block "B" of Lake Francis Homes, thence North parallel to the East Right of Way of Pine Forest Road 352.7 feet to the Point of Beginning.

3. **Sale of Property.** If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale on September 21, 2016, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at **190 Governmental Center, in ESCAMBIA County in Pensacola, Florida**, in accordance with Section 45.031, Florida Statutes (2013), using the following method (CHECK ONE):

- ☐ At 190 Governmental Center, beginning at 11:00 a.m. on the prescribed date.
- ☒ By electronic sale beginning at 11:00 a.m. on the prescribed date at [www.escambia.realforeclose.com](http://www.escambia.realforeclose.com).

4. **Costs.** Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if Plaintiff is not the purchaser of the property at the sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it as is necessary to pay the bid in full.

5. **Distribution.** On filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorneys' fees; fourth, the total sum due to Plaintiff less the items paid, plus interest at the rate prescribed in paragraph 1 from this date of the sale; and by retaining any remaining amount pending the further order of this court.

BK: 7613 PG: 553

BK: 7569 PG: 1924

6. **Right of Redemption/Right of Possession.** On filing the certificate of sale, defendants and all persons claiming under or against defendants since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes (2013) shall be terminated, except as to claims or rights under Chapter 718 or Chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

7. **Attorneys' Fees.**

The court finds, based upon the affidavits/testimony presented and upon inquiry of counsel for the plaintiff that 4.0 hours were reasonably expended by plaintiff's counsel and that an hourly rate of \$300.00 is appropriate and 13.2 hours were reasonably expended by paralegals and that an hourly rate of \$120.00 is appropriate. Plaintiff's counsel represents that the attorneys' fees awarded does not exceed its contract fee with the plaintiff. The court finds that there is/are no reduction or enhancement factors for consideration by the court pursuant to *Florida Patients Compensation Fund v. Rowe*, 472 So.2d 1145 (Fla.1985).

8. **Jurisdiction Retained.** Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, writs of possession, deficiency judgment, to allow Plaintiff to amend its complaint to add an omitted party and to otherwise supplement the pleadings in this cause.

**IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.**

**IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.**

9. Upon the request of the person listed on the Certificate of Title, the Clerk of the Court is authorized and directed to issue a Writ of Possession forthwith without further notice or hearing.

**COUNT II - PROMISSORY NOTE**

**THIS MATTER** having come before the Court on Plaintiff's Motion for Summary Judgment Against All Counts, against Defendants, Fairfield Liquors, LLC, a Florida limited liability


BK: 7613 PG: 554

BK: 7569 PG: 1925

company, and Columbus A. Hobbs, III, a/k/a C.A. Hobbs, III, individually, and the Court having considered same, it is

**ORDERED AND ADJUDGED** that Plaintiff, KCJ Properties, Ltd., recover from Defendants, Fairfield Liquors, LLC, a Florida limited liability company, and Columbus A. Hobbs, III, a/k/a C.A. Hobbs, III, individually, both at 3305 North "W" Street, Pensacola, Florida 32526, the sum of \$304,157.81 on principal, interest and late charges as of August 5, 2016, and \$2,976.00 for attorneys' fees, which the Court hereby finds are reasonable fees, with costs in the sum of \$2,199.00, making a total amount owed \$309,332.81, which shall bear interest at the prevailing statutory interest rate as may be amended from time to time, which rate currently is 4.84%, for which let execution now issue.

**ORDERED** at Pensacola, Escambia County, Florida, on this 5 day of August, 2016.

  
THOMAS V. DANNHEISSER  
CIRCUIT JUDGE

**CERTIFICATE OF SERVICE**

The undersigned deputy clerk hereby certifies that he/she delivered a true and correct copy of the foregoing via ~~email~~ <sup>hand</sup> to those listed herein on the ~~service~~ distribution list. ~~The~~

BK: 7613 PG: 555 Last Page

BK: 7569 PG: 1926 Last Page

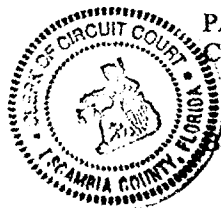
~~attorney who submitted the proposed order is responsible for distribution of the order to any party who is not on the e-service list.~~

K. Jeffrey Reynolds, Esquire  
924 N. Palafox Street  
Pensacola, FL 32501-3116  
[kjeffreynolds@att.net](mailto:kjeffreynolds@att.net)

Charles Garretson, Esquire  
207 S. Baylen Street  
Pensacola, FL 32501  
[Ccg13@ccg13.com](mailto:Ccg13@ccg13.com)

Sally B. Fox, Esquire  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, FL 32502  
[sfox@esclaw.com](mailto:sfox@esclaw.com)  
[dsb@esclaw.com](mailto:dsb@esclaw.com)

Witness my hand and seal of the court on this 5<sup>th</sup> day of August, 2016.



PAM CHILDERS  
Clerk of Court

By: Jennifer Stup-Haley  
Deputy Clerk

Recorded in Public Records 04/15/2015 at 09:53 AM OR Book 7329 Page 398,  
Instrument #2015027806, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA  
COUNTY, FLORIDA

CASE NO.: 2014 SC 004085

CACH, LLC,

Plaintiff,

vs.

COLUMBUS A HOBBS,

Defendant(s).

**FINAL JUDGMENT**

Pursuant to Defendant's failure to comply with the Settlement Stipulation and based upon Affidavit of Default submitted by Plaintiff, it is thereupon,

ORDERED AND ADJUDGED that the Plaintiff, CACH, LLC, located at 4340 S. Monaco, Second Floor, Denver, Colorado 80237, does hereby have, receive and recover damages against the Defendant, COLUMBUS A HOBBS, in the principal sum of \$3,460.46, which shall bear interest at the rate of 4.75% per annum until paid for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED, that the Defendant shall complete under oath the Form 1.977 (Fact Information Sheet), including all required attachments, and serve same upon Plaintiff(s) Counsel, within forty-five (45) days, unless this judgment is satisfied. Jurisdiction is retained to enter any and all further orders that are just and proper to compel Defendant(s) compliance.

DONE AND ORDERED in Chambers, at Escambia County, Florida, this 13<sup>th</sup> day of April, 2015.

  
COUNTY COURT JUDGE

✓ 4-14-15 *mc*  
Copies furnished to:

CACH, LLC  
c/o Bryan Manno, Esq.  
FEDERATED LAW GROUP, PLLC  
13205 U.S. Highway One, Suite 555  
Juno Beach, Florida 33408  
120019986011

Karl Reynolds, Esq  
924 N Palafox St  
Pensacola, FL 32501

2015 APR 13 P 3:10  
CLERK OF THE COURT  
CLERK OF THE COURT  
CLERK OF THE COURT

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 04149 of 2021**

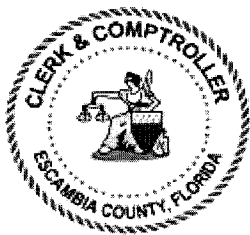
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 19, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

COLUMBUS A HOBBS III CACH LLC  
100 HOLMES AVE 4340 S MONACO SECOND FLOOR  
PENSACOLA, FL 32507 DENVER, COLORADO 80237

COLUMBUS A HOBBS III AKA C A HOBBS III KCJ PROPERTIES LTD  
3305 NORTH "W" STREET 926 NORTH FERNDON BOULEVARD  
PENSACOLA, FL 32526 CRESTVIEW, FL 32536

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

WITNESS my official seal this 19th day of October 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 December 6, 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 04149**, 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:

**BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853**

**SECTION 21, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094533810 (1223-35)**

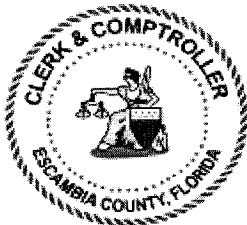
The assessment of the said property under the said certificate issued was in the name of

**COLUMBUS A HOBBS III**

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 December, which is the **6th day of December 2023**.

Dated this 16th day of October 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

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Emily Hogg  
Deputy Clerk

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Dated this 9th day of October 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:

7301 HIGHWAY 98 WEST 32506



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

By:  
Emily Hogg  
Deputy Clerk

## WARNING

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## NOTICE OF APPLICATION FOR TAX DEED

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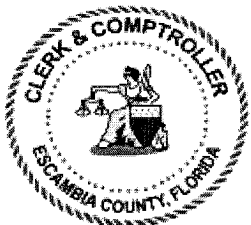
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### Personal Services:

**COLUMBUS A HOBBS III**  
100 HOLMES AVE  
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**

1223-35

**Document Number:** ECSO23CIV038173NON

**Agency Number:** 24-000538

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04149 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: COLUMBUS A HOBBS III

**Defendant:**

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

Received this Writ on 10/20/2023 at 9:33 AM and served same at 11:08 AM on 10/23/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

*D Nelson 925*

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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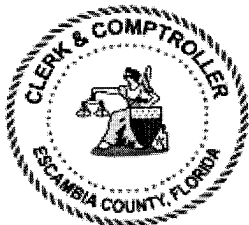
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**Post Property:**

7301 HIGHWAY 98 WEST 32506



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**

1223-35

Document Number: ECSO23CIV038104NON

Agency Number: 24-000567

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04149 2021

Attorney/Agent:

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: COLUMBUS A HOBBS III

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/20/2023 at 9:36 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for COLUMBUS A HOBBS III , Writ was returned to court UNEXECUTED on 10/24/2023 for the following reason:

PER RESIDENT AT GIVEN ADDRESS, SUBJECT DOES NOT LIVE THERE AND IS UNKNOWN. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

*D Nelson 925*

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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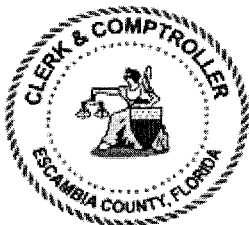
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### Personal Services:

**COLUMBUS A HOBBS III**  
100 HOLMES AVE  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

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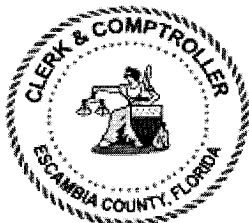
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**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

COLUMBUS A HOBBS III [1223-35]  
100 HOLMES AVE  
PENSACOLA, FL 32507

9171 9690 0935 0127 2165 89

CACH LLC [1223-35]  
4340 S MONACO SECOND FLOOR  
DENVER, COLORADO 80237

9171 9690 0935 0127 2165 96

COLUMBUS A HOBBS III AKA C A  
HOBBS III [1223-35]  
3305 NORTH "W" STREET  
PENSACOLA, FL 32526

9171 9690 0935 0127 2166 02

KCJ PROPERTIES LTD [1223-35]  
926 NORTH FERNDON BOULEVARD  
CRESTVIEW, FL 32536

9171 9690 0935 0127 2166 19

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [1223-35]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0127 2166 26

ESCAMBIA COUNTY OFFICE OF CODE  
ENFORCEMENT [1223-35]  
ESCAMBIA CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

9171 9690 0935 0127 2166 33

*Sent New Cert*

*Mail 11/20/23*

*Homestead  
address*

COLUMBUS A HOBBS III 1223-35  
341 HILBURN PLACE  
PENSACOLA FL 32504

9171 9690 0935 0127 2257 65

## Columbus A Hobbs

Age 74 (Mar 1949)

Full Background Report Available → Ad



### Current Address

341 Hilburn Pl  
Pensacola, FL 32504  
Escambia County  
(Oct 2003 - Nov 2023)

*sent cert mail*



### Phone Numbers

(850) 456-6050 - Landline

**Possible Primary Phone**  
Last reported Oct 2023  
Southern Bell Telephone & Telegraph

(850) 455-2206 - Landline

Last reported Jul 2008  
Southern Bell Telephone & Telegraph

(850) 434-3231 - Landline

Last reported Jul 2008  
Southern Bell Telephone & Telegraph

(850) 341-0981 - Wireless

Last reported May 2022  
Eliska Wireless Ventures Subsidiary I

*Disc*

*Disc*

*left message*



### Also Known As

Ca A Hobbs, Colombus Aiii Hobbs, Colombus A Inc Hobbs, Hobbs Rd Ca, A Hobbs



### Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Bankruptcies, Judgments, Liens
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- Age
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Complete Background Check

View Background Report

### Sponsored Links



### Previous Addresses

4911 Mobile Hwy  
Pensacola, FL 32506

4913 Mobile Hwy  
Pensacola, FL 32506

3900 N W St  
Pensacola, FL 32505

Escambia County  
(Apr 1997 - Jan 2021)

7227 W Highway 98  
Pensacola, FL 32506

Escambia County  
(Jan 2013 - Jan 2022)

7301 W Highway 98  
Pensacola, FL 32506

Escambia County  
(Jan 2013 - Jan 2022)

5021 Mobile Hwy  
Pensacola, FL 32506

Escambia County  
(Jan 2011 - Jan 2022)

## Sponsored Links



### Possible Relatives

C A Hobbs Jr

Born 1925

C A Hobbs

Born Nov 1951

Colombus A

Hobbs

Born 1925

Columbus A

Hobbs

Born 1925

Dana M Edwards

Born 1964

Dominique

Lashay Hobbs

Born May 1990

James D

Redmond

Born Aug 1942

Lauryce G Hobbs

Born Jun 1927



### Possible Associates

Kyle A Edwards

Born 1986

Lillie Snow

Edwards

Born Nov 1937

Charles R

Chapman

Born 1964

James Earl Harris

Born Feb 1956

Shelby J Harris

Born Dec 1956

Terri L Chapman

Born 1960

William E Bassett

Jr

Born Apr 1937

William E Bassett

Born 1965



### Possible Businesses

The Hobbs Partners Limited Partnership  
3305 N Wst Pensacola Fl 32505

Center 331 LLC  
3305 N W St Pensacola Fl 32505

Ca Hobbs Construction Company LLC  
3305 North W Street Pensacola Fl 32505-



### Background Report Sponsored Link

- Arrest Records
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- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- Age
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Complete Background Check

[View Background Report](#)

advertisement

## FAQ

Where does **Columbus A Hobbs** live?

**Columbus A Hobbs's** current address is 341 Hilburn Pl Pensacola, FL 32504.

How old is **Columbus A Hobbs**?

**Columbus A Hobbs** is 74 years old.

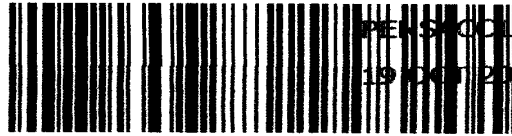
What is **Columbus A Hobbs's** phone number?

**Columbus A Hobbs's** number is (850) 456-6050.

TruePeopleSearch.com is not a Consumer Reporting Agency (CRA) as defined by the Fair Credit Reporting Act (FCRA). This site can't be used for employment, credit or tenant screening, or any related purpose.

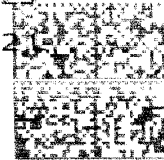
**CERTIFIED MAIL**

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



9171 9690 0935 0127 2166 02

PENSACOLA FL 325  
19 OCT 2023 PM 2:15



quadrant  
FIRST-CLASS MAIL  
(M)  
\$007.18  
10/19/2023 ZIP 32502  
043M31219251

US POSTAGE

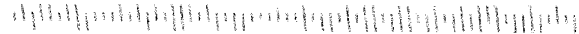
COLUMBUS A HOBBS III AKA C A  
HOBBS III [1223-35]  
3305 NORTH "W" STREET  
PENSACOLA, FL 32526

NEXIE 302 RE 1 0011/01/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC: 32502583335 \*2738-08192-19-38

32502583335

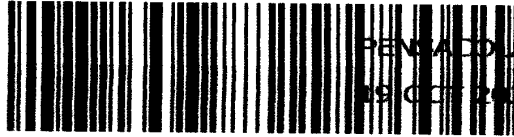


3/8

**CERTIFIED MAIL**

**Pam Childers**

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



PENSACOLA FL 325

19 OCT 2023 PM 21

9171 9690 0935 0127 2165 96



quodient

FIRST CLASS MAIL  
IM1

\$007.18

10/19/2023 ZIP 32502  
047M31119251

US POSTAGE

2023 OCT 31 10:30  
CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS  
PENSACOLA, FL

CACH LLC [1223-35]  
4340 S MONACO SECOND FLOOR  
DENVER, COLORADO 80237

121: 93555298024101

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00207 040000  
0250000000

NIXTE

808 88 1

0010/20/23

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 5200100000 \*2001-10100-10-10

**CERTIFIED MAIL™**

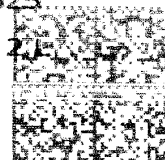
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



PENSACOLA FL 325

19 00 2023 PM 21

9171 9690 0935 0127 2166 19



quotient

FIRST-CLASS MAN  
MIL

\$5007.16

10/19/2023 ZIP 32502  
043M31219251

U  
C  
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P

KCJ PROPERTIES LTD [1223-35]  
926 NORTH FERNDON BOULEVARD  
CRESTVIEW, FL 32536

**E** **F** **G** **H** **I**

322 FEB 1

0018/28/29

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

LTF

BC: 32502503325

\* 2738-05980-19-28

32592-58336

**CERTIFIED MAIL™**

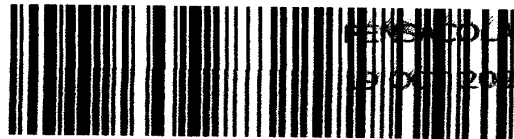
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

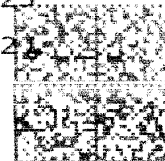
Pensacola, FL 32502



9171 9690 0935 0127 2165 89

PENSACOLA FL 325

9 OCT 2023 PM 2:14



quadrant

FIRST-CLASS MAIL  
PM

\$007.18

10/19/2023 ZIP 32502  
043M31219251

US POSTAGE

*LN 20-23*

COLUMBUS A HOBBS III [1223-35]  
100 HOLMES AVE  
PENSACOLA, FL 32507

NIXIE

322 DE 1

0011/16/23

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

UNC

BC: 32502583335

\*2738-06034-19-38

32502-5833  
32507-3212

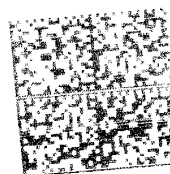


**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



9171 9690 0935 0127 2257 65



quadrant  
FIRST CLASS MAIL  
JM1  
\$007.18<sup>00</sup>  
11/29/2023 ZIP 32502  
0431031219251

US POSTAGE

2024 JAN -3 4:11:42  
COLUMBUS A HOBBS III 1223-35  
341 HILBURN PLACE  
PENSACOLA FL 32504

NIXIE

022 DE 1

0012/28/23

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

32502>5833

BC: 32502583335

\*1087-04538-28-35

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 04149, 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:

BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S RAW OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S RAW 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1110/1119 OR 6021 P 1124/1127 OR 8248 P 1853

SECTION 21, TOWNSHIP 2 S, RANGE 31 W  
TAX ACCOUNT NUMBER 094633810 (1223-35)

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

COLUMBUS A HOBBS III

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 December, which is the 6th day of December 2023.

Dated this 19th day of October 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

4WR11/1-11/22TD

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-04149** in the Escambia County Court was published in said newspaper in and was printed and released on November 1, 2023; November 8, 2023; November 15, 2023; and November 22, 2023.

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

X Malcolm Ballinger

MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of November, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates

, NOTARY PUBLIC



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



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

## 2023

## REAL ESTATE

## TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-4533-810	06		212S312000000002

HOBBS COLUMBUS A III  
100 HOLMES AVE  
PENSACOLA, FL 32507

PROPERTY ADDRESS:  
7301 HIGHWAY 98 WEST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

21/4149

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	41,269	0	41,269	273.06	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.9620	41,269	0	41,269	80.97	
BY STATE LAW	3.1820	41,269	0	41,269	131.32	
WATER MANAGEMENT	0.0234	41,269	0	41,269	0.97	
SHERIFF	0.6850	41,269	0	41,269	28.27	
M.S.T.U. LIBRARY	0.3590	41,269	0	41,269	14.82	
ESCAMBIA CHILDRENS TRUST	0.4365	41,269	0	41,269	18.01	
TOTAL MILLAGE					13.2644	
AD VALOREM TAXES					\$547.42	
LEGAL DESCRIPTION		NON-AD VALOREM ASSESSMENTS				
BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E See Additional Legal on Tax Roll		TAXING AUTHORITY	RATE		AMOUNT	
		FP FIRE PROTECTION			15.03	
		NON-AD VALOREM ASSESSMENTS		\$15.03		
Pay online at EscambiaTaxCollector.com			COMBINED TAXES AND ASSESSMENTS			
Payments must be in U.S. funds drawn from a U.S. bank			\$562.45			
If Paid By	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024		
Please Pay	\$545.58	\$551.20	\$556.83	\$562.45		

RETAIN FOR YOUR RECORDS

### 2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Dec 31, 2023
	545.58
AMOUNT IF PAID BY	Jan 31, 2024
	551.20
AMOUNT IF PAID BY	Feb 29, 2024
	556.83
AMOUNT IF PAID BY	Mar 31, 2024
	562.45
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
09-4533-810
PROPERTY ADDRESS
7301 HIGHWAY 98 WEST

HOBBS COLUMBUS A III  
100 HOLMES AVE  
PENSACOLA, FL 32507

1 094533810 2023 0

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



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

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

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

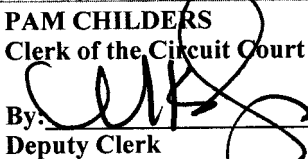
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 High Bid Tax Deed Sale**

**Cert # 004149 of 2021 Date 12/6/2023  
 Name RINA STEARMER**

**Cash Summary**

Cash Deposit	\$3,020.00
Total Check	\$57,845.30
Grand Total	\$60,865.30

Purchase Price (high bid amount)	\$60,400.00	Total Check	\$57,845.30
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$422.80	Adv Doc. Stamps	\$422.80
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$3,759.96	Postage	\$43.26
		Researcher Copies	\$0.00
- postage	\$43.26		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$3,716.70	Registry of Court	\$3,716.70
Purchase Price (high bid)	\$60,400.00		
-Registry of Court	\$3,716.70	Overbid Amount	\$56,640.04
-advance recording (for mail certificate)	\$18.50		
-postage	\$43.26		
-Researcher Copies	\$0.00		
= Overbid Amount	\$56,640.04		

**PAM CHILDERS**  
 Clerk of the Circuit Court  
 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 004149**

**Sold Date 12/6/2023**

**Name RINA STEARMER**

RegistryOfCourtT = TAXDEED	\$3,716.70
overbidamount = TAXDEED	\$56,640.04
PostageT = TD2	\$43.26
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$422.80
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 004149	
5/10/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/10/2023	TD84	PA INFO	
5/11/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023036404	
5/12/2023	TD84	TDA NOTICE	
9/26/2023	TD82	PROPERTY INFORMATION REPORT	
10/20/2023	TD81	CERTIFICATE OF MAILING	
11/13/2023	TD84	SHERIFF'S RETURN OF SERVICE	
11/21/2023	TD84	CERT MAILING TRACKING AND RETURNED MAIL	
12/4/2023	TD84	PROOF OF PUBLICATION	
12/4/2023	TD84	2023 TAXES	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/10/2023 11:58:27 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/10/2023 11:58:28 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/10/2023 11:58:26 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/10/2023 11:58:28 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00

5/10/2023 11:59:52 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

## RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/11/2023 10:11:31 AM	2023036404	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
5/11/2023 10:11:31 AM	Deposit	101791577	MIKON FINANCIAL SERVICES INC AND OCEAN BANK		320.00	Deposit
	Check (outgoing)	101848167	BALLINGER PUBLISHING	PO BOX 12665	200.00	
Deposited			Used	Balance		
320.00			200.00	120.00		

71675

Rina Stearmer

\$ 60,400.00

Deposit

\$3,020.00

Sale Date	Case ID	Parcel	Bidder	Winning	Deposit	Auction	Clerk	Rec	EA	POPR	Doe ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
12/06/2023	2021 TD 00437	352S3									.00	\$280.70	\$38,418.20	04374	Sunshine Quality F 4724 Fish Eagle C
12/06/2023	2021 TD 00427	332S3									.00	\$737.80	\$100,910.30	04270	Harry Northen P.O. Box 17101 U
12/06/2023	2021 TD 00414	212S3									.00	\$422.80	\$57,845.30	04149	rina Stearmer 939 n new warringl
12/06/2023	2021 TD 00272	332S3									.00	\$665.70	\$91,053.20	02723	FL Tax Deeds, LLC 111 W. Washinglor
12/06/2023	2021 TD 00252	172S3									.00	\$322.70	\$44,160.20	02527	Herman A. Torres 93 N Darlita Dr Ria
12/06/2023	2021 TD 00173	042S3									.00	\$95.90	\$13,153.40	01736	Brian Hanley 602 Darkwood Ave
12/06/2023	2021 TD 00160	461S3									.00	\$441.70	\$60,429.20	01600	Dennis Foster 431 Beverly Parkw
12/06/2023	2018 TD 00805	000S0									.00	\$107.10	\$14,684.60	08055	Covewood Estates 9911 Pandion Trail

Edit Name on Title

Name on Title Custom Fields Style

Case Number: 2021 TD 004149  
Result Date: 12/06/2023

Title Information:

Name: rina Stearmer

Address1: 939 n new warrington

Address2:

City: pensacola

State: FL

Zip: 32506

Cancel Update

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023097945 12/13/2023 12:15 PM  
OFF REC BK: 9079 PG: 1329 Doc Type: COM  
Recording \$18.50

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

**CERTIFICATE # 04149 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 19, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

COLUMBUS A HOBBS III CACH LLC  
100 HOLMES AVE 4340 S MONACO SECOND FLOOR  
PENSACOLA, FL 32507 DENVER, COLORADO 80237

COLUMBUS A HOBBS III AKA C A HOBBS III KCJ PROPERTIES LTD  
3305 NORTH "W" STREET 926 NORTH FERNDON BOULEVARD  
PENSACOLA, FL 32526 CRESTVIEW, FL 32536

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

WITNESS my official seal this 19th day of October 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 04149, 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:

BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S RAW OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S RAW 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1110/1119 OR 6021 P 1124/1127 OR 8248 P 1853

SECTION 21, TOWNSHIP 2 S, RANGE 31 W  
TAX ACCOUNT NUMBER 004633819 (1223-36)

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

COLUMBUS A HOBBS III

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 December, which is the 6th day of December 2023.

Dated this 19th day of October 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: 950-595-3793.

RAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR11/1-11/22/20

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-04149 in the Escambia County Court was published in said newspaper in and was printed and released on November 1, 2023; November 8, 2023; November 15, 2023; and November 22, 2023.

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

X Malcolm Ballinger

MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of November, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates

, NOTARY PUBLIC



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

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023097946 12/13/2023 12:15 PM  
OFF REC BK: 9079 PG: 1331 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$422.80

Tax deed file number 1223-35

Parcel ID number 212S312000000002

## TAX DEED

Escambia County, Florida

for official use only

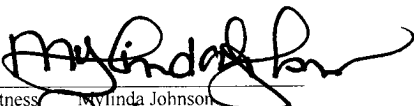
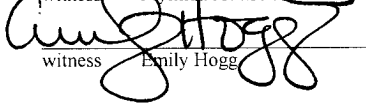
Tax Certificate numbered 04149 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 6th day of December 2023, the land was offered for sale. It was sold to **Rina Stearmer**, 939 n new warrington Pensacola FL 32506, who was the highest bidder and has paid the sum of the bid as required by law.

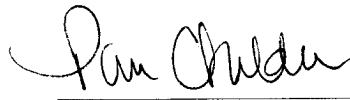
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

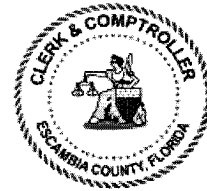
Description of lands: BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853 SECTION 21, TOWNSHIP 2 S, RANGE 31 W

**\*\* Property previously assessed to: COLUMBUS A HOBBS III**

On 6th day of December 2023, in Escambia County, Florida, for the sum of ( \$60,400.00) SIXTY THOUSAND FOUR HUNDRED AND 00/100 Dollars, the amount paid as required by law.


witness   
witness   
Emily Hogg

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



On this 6th day of December, 2023, before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

  
Emily Hogg



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



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

COLUMBUS A HOBBS III AKA C A HOBBS III  
3305 NORTH "W" STREET  
PENSACOLA, FL 32526

Tax Deed File # 1223-35  
Certificate # 04149 of 2021  
Account # 094533810

Property legal description:

BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 6, 2023**, and a surplus of **\$29,282.89** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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

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

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

Dated this 14th day of December 2023.

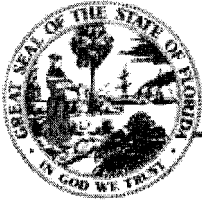


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 1780 85



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

COLUMBUS A HOBBS III  
341 HILBURN PLACE  
PENSACOLA FL 32504

Tax Deed File # 1223-35  
Certificate # 04149 of 2021  
Account # 094533810

Property legal description:

BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853

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ESCAMBIA COUNTY CLERK OF COURT

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Deputy Clerk

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9171 9690 0935 0127 1780 92



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

CACH LLC  
4340 S MONACO SECOND FLOOR  
DENVER, COLORADO 80237

Tax Deed File # 1223-35  
Certificate # 04149 of 2021  
Account # 094533810

Property legal description:

BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853

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ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 1781 22



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

COLUMBUS A HOBBS III  
100 HOLMES AVE  
PENSACOLA, FL 32507

Tax Deed File # 1223-35  
Certificate # 04149 of 2021  
Account # 094533810

Property legal description:

BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853

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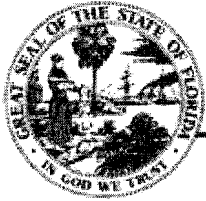


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 1781 15



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

KCJ PROPERTIES LTD  
926 NORTH FERNDON BOULEVARD  
CRESTVIEW, FL 32536

Tax Deed File # 1223-35  
Certificate # 04149 of 2021  
Account # 094533810

Property legal description:

BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853

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ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 1781 08



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT

2015 CL 068261 / CE14-08-03170 / AGAINST 7301 HIGHWAY 98 WEST / ALSO 7402/1082, 7604/1108

Tax Deed File # 1223-35

Certificate # 04149 of 2021

Account # 094533810

Property legal description:

**BEG AT NE COR OF SEC N 88 DEG 17 MIN 45 SEC W ALG N LI OF SEC 650 89/100 FT TO E LI OF W 1/2 OF GOVT LT 1 S 01 DEG 51 MIN 58 SEC W ALG SD E LI 2011 47/100 FT TO S R/W OF ST RD 298-B N 72 DEG 28 MIN 22 SEC W ALG S R/W 1595 35/100 FT FOR POB CONT SAME COURSE N 72 DEG 28 MIN 22 SEC W 100 FT S 17 DEG 31 MIN 38 SEC W 150 FT S 72 DEG 28 MIN 22 SEC E 100 FT N 17 DEG 31 MIN 38 SEC E 150 FT TO POB OR 6021 P 1116/1119 OR 6021 P 1124/1127 OR 8248 P 1853**

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Dated this 14th day of December 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: 

Deputy Clerk

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

Tax Cert  
Property Owner

2021 TD 004149  
Columbus A Hobbs III

Property Address

7301 Highway 98 West 32506

SOLD TO:

Rina Stearmer \$60,400.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:
Recording Fees (from TXD receipt)	\$ 451.30 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 867.10 ✓
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓
Certificate holder/taxes & app fees	\$ 3,164.87 ✓
Refund High Bidder unused sheriff fees	\$ 40.00 ✓
Additional taxes	\$ 545.58 ✓
Postage final notices	\$ 36.05
CODE ENF	\$ 26,454.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Check #	Balance
	\$
Key Fee in BM as OR860	\$
	\$
	\$
	\$
	\$
	\$ 55,172.94
	\$
	\$ 29,282.89
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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

Post sale process:

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

Lien Information:

✓		
✓		
✓	CODE ENF	Due \$ 26,454.00
✓	7402/1102	Paid \$ 26,454.00
✓		Due \$
✓		Paid \$
✓		Due \$
✓		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$

Notes:



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

**CODE ENFORCEMENT LIEN PAYOFF**

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

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

Official Records Book:  Page:

Start Date   Court Cost

Reimbursement Recording Fee Order  Reimbursement Recording Fee Lien

Amended Order ☒ Copies  Certified Abatement Costs

Fine Per Day  Date Of Payoff

Fine Number Per Of Days Day Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Total Due Costs
25.00 319	\$7,975.00	\$1,100.00	\$105.00	\$10.00	\$7.00	\$7.00	\$17,250.00 \$26,454.00

<1301 HWY 90 WEST>

- 2015 CLO 08261

OE 14.08.03170

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023100829 12/27/2023 9:27 AM  
OFF REC BK: 9084 PG: 986 Doc Type: ROL

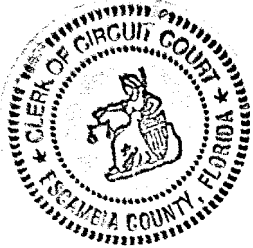
**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CANCELLATION OF LIEN**

Case No. CE14-08-03170

The Code Enforcement Special Master Order dated 9/1/2015, created pursuant to Section 30-34(d) of Escambia County Code of Ordinances and recorded as a lien on 9/4/2015 against Columbus A. Hobbs III Trustee for Columbus A. Hobbs III Revocable Intervivos Trust, whose address is 7301 Highway 98 West, Pensacola, FL 32506, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 27<sup>th</sup> day of December, 2023.

Official Records Book/Page #s: 7402/1102, 7402/1082, and 7604/1108



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

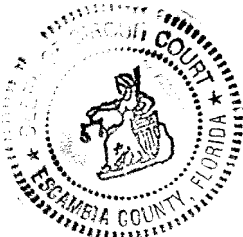
By: 

Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

Given under my hand and official seal this 27<sup>th</sup> day of December, 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk

Prepared by  
Pam Childers  
Clerk of the Circuit Court

# Escambia County Receipt of Transaction

Receipt # 2023092346

Cashiered by: hms

Pam Childers  
Clerk of Court  
Escambia County, Florida

## Received From

PAM CHILDERS, CLERK OF COURT  
2021 TD 04149

## On Behalf Of:

On: 12/22/23 11:22 am  
Transaction # 101853084

CaseNumber 2015 CL 068261

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(ORCEL) CODE ENFORCEMENT LIENS	26430.00	0.00	0.00	26430.00	26430.00	0.00
(OR861) PREPARE PAYOFF STATEMENT	7.00	0.00	0.00	7.00	7.00	0.00
(ORSOL) PREPARE & RECORD SATISFACTION	17.00	0.00	0.00	17.00	17.00	0.00
<b>Total:</b>	<b>26454.00</b>	<b>0.00</b>	<b>0.00</b>	<b>26454.00</b>	<b>26454.00</b>	<b>0.00</b>

<b>Grand Total:</b>	<b>26454.00</b>	<b>0.00</b>	<b>0.00</b>	<b>26454.00</b>	<b>26454.00</b>	<b>0.00</b>
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## PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CHECK	900036392	26454.00	0.00	0.00	0.00	26454.00
CHKNAME: PAM CHILDERS, CLERK OF COURT						
<b>Payments Total:</b>		<b>26454.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>26454.00</b>

Recorded in Public Records 09/04/2015 at 02:57 PM OR Book 7402 Page 1082,  
Instrument #2015068247, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

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

**PETITIONER  
ESCAMBIA COUNTY FLORIDA,**

**VS.**

**CASE NO: CE#14-08-03170  
LOCATION: 7301 Highway 98 West  
PR# 212S312000000002**

**Hobbs Columbus A III Trustee for  
Hobbs Columbus A III Revocable Intervivos Trust  
3305 North "W" Street  
Pensacola, FL 32505  
RESPONDENT**



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: [Signature] D.C.  
DATE: 9-4-15

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the Respondent or representative,  
thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the following Code of Ordinance(s) has occurred and continues

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

**CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE**

**\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.**

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 094533810 Certificate # 04149 of 20 21 Sale Date: 12/6/23

Property Address: \_\_\_\_\_

**Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.**

Claimant's Name: Columbus A. Hobbs III

Contact Name, if Applicable: \_\_\_\_\_

Address: 341 Hilburn Place

Telephone Number: 850-376-0009

Email Address: \_\_\_\_\_

I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

☒ I claim surplus proceeds resulting from the above tax deed sale.

☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2023 DEC 21 P 12:49  
ESCAMBIA COUNTY, FL

**1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)**

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;  
☐ Government lien; ☐ Other

Describe other: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed: ☐

**2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)**

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Amount of surplus tax deed sale proceeds claimed: \$ 29,282.89

Does the titleholder claim the subject property was homestead property: \_\_\_\_\_

**3. I request payment of any surplus funds due to me be mailed to:**

341 Hilburn Place, Pensacola, FL 32504

**4. I hereby swear or affirm that all of the above information is true and correct.**

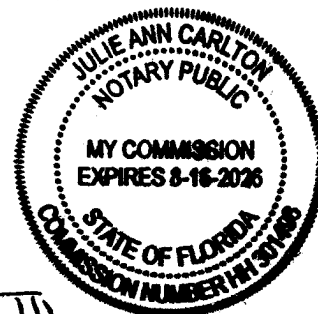
Signature of Claimant: Columbus A. Hobbs III

Print: Columbus A. Hobbs III

STATE OF FL  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence of Columbus A. Hobbs III  
☐ online notarization, this 21 day of dec, 2023, by \_\_\_\_\_

Julie A. Carlton  
Signature-Notary Public, State of Florida  
Print Commissioned Name of Notary Public



Personally Known \_\_\_\_\_ OR Produced Identification ☒ Type of Identification Produced FL 01

# CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 094533810 Certificate # 4149 of 20 21 Sale Date: 12/06/2023  
Property Address: 7301 Hwy 98 West, Pensacola, FL 32506  
Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.  
Claimant's Name: KCJ Properties LTD  
Contact Name, if Applicable: Chris Jones  
Address: PO Box 14694, Ft. LAUDERDALE, FL 33302  
Telephone Number: 561-644-1033  
Email Address: CTRENTJONES@GMAIL.COM

I am a (check one): ☒ Lienholder ☐ Titleholder ☐ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.  
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☒ Court Judgment; ☐ Condo/HSA lien;  
☐ Government lien; ☐ Other

Describe other:

Recording Date: 8/8/16 Book #: 7569 Page #: 1922

Lien Amount: 309,332.81 Amount Due: \$184,233

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed: ☐

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Amount of surplus tax deed sale proceeds claimed: \$ \_\_\_\_\_

Does the titleholder claim the subject property was homestead property: \_\_\_\_\_

3. I request payment of any surplus funds due to me be mailed to:

PO Box 14694, Ft. Lauderdale, FL 33302

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: [Signature]

Print: Chris Jones President General Partner KCJ Properties, Inc.

STATE OF Georgia

COUNTY OF DeKalb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
\_\_\_\_\_ online notarization, this 11 day of Jan, 2024, by Brandy Adams

[Signature]  
Signature-Notary Public, State of Florida

Brandy Adams

Print Commissioned Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification ☒ Type of Identification Produced Driver I.D.

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2024 JAN 16 A 11:18  
ESCAMBIA COUNTY, FL



KCJ Properties  
PO BOX 14694  
Ft Lauderdale, FL 33302

Escambia Clerk of Circuit Court  
Tax Deed Division  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**G**

US POSTAGE AND FEES PAID  
GROUND ADVANTAGE  
Jan 11 2024  
Mailed from ZIP 30338  
4 OZ GND ADV RATE  
ZONE 3  
10502040  
Commercial Plus Pricing 06250014949947

**USPS GROUND ADVANTAGE**

Mail Center Etc - a PackageHub Business  
Junoody's best shipping store!  
5579-B CHAMBLEE DUNWOODY RD  
ATLANTA GA 30338

0009

Shipped using PostalMate  
Pkg: 80863


**SHIP TO:**

Escambia Clerk of Circuit Court  
Tax Deed Division  
221 Palafox Pl  
Suite 110  
PENSACOLA FL 32502

**USPS TRACKING #**



9400 1112 0621 0432 4341 42

 SEE NOTICE ON BACKSIDE regarding USPS Terms, and notice of insurance of liability. Where allowed by law, a longer address may be used for delivery. If the address is not correct, the carrier will attempt to deliver to the address. If the address is not correct, the carrier will attempt to deliver to the address. If the address is not correct, the carrier will attempt to deliver to the address.

Note our current address is  
different than the address  
on the judgment. We will  
file an affidavit of address  
with the clerk.

Recorded in Public Records 10/26/2016 at 11:39 AM OR Book 7613 Page 551,  
Instrument #2016083091, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

Recorded in Public Records 08/08/2016 at 10:07 AM OR Book 7569 Page 1922,  
Instrument #2016060431, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA  
PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

KCJ PROPERTIES, LTD.,  
a Florida Limited Partnership,  
926 North Ferndon Boulevard  
Crestview, FL 32536

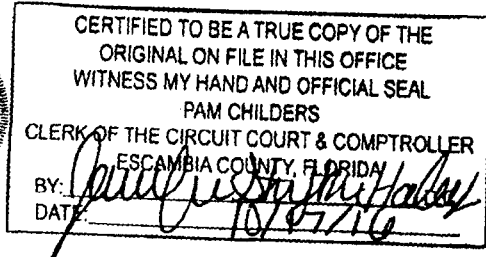
Plaintiff,

v.

CASE NO.: 2016 CA 000462

FAIRFIELD LIQUORS, LLC,  
a Florida limited liability company,  
COLUMBUS A. HOBBS, III, a/k/a  
C.A. HOBBS, III, individually, and,  
STOP AND GO LIQUORS, INC., d/b/a  
STOP AND GO LIQUORS,

Defendants.



### FINAL JUDGMENT

This action was tried before the court. On the evidence presented

IT IS ADJUDGED that:

### COUNT I - FORECLOSURE

1. Amounts Due. Plaintiff, KCJ Properties, Ltd., 926 North Ferndon Boulevard, Crestview, Florida 32536, is due

Principal	\$287,317.34
Interest to August 5, 2016	\$16,135.89
Title Search Expenses	\$100.00
Taxes	\$0.00
Attorneys' fees total	\$2,976.00
Court costs, now taxed	\$2,099.00

BK: 7613 PG: 552

BK: 7569 PG: 1923

Other: Late charges	\$704.58
Subtotal	\$309,332.81
LESS: Escrow balance	\$0.00
<b>TOTAL</b>	<b>\$309,332.81</b>

That shall bear interest at the prevailing statutory interest rate as may be amended from time to time, which rate currently is 4.84% a year.

2. **Lien on Property.** Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in ESCAMBIA County, Florida:

The North 100 feet of the following described parcel: Commencing at the Northwest corner of Lot 1, Block "B" of Lake Francis Homes Subdivision as recorded in Plat Book 4 at Page 50 of the Public Records of Escambia County, Florida, thence run Westwary along the South Right of Way line of Tralawn Drive to the East Right of Way line of Pine Forest Road, thence South parallel to the East Right of Way line of Pine Forest Road to the North Right of Way line of Franciscan Drive, thence East along the North Right of Way line of Franciscan Drive 92.0 feet to the Southwest corner of Lot 4, Block "B" of Lake Francis Homes, thence North parallel to the East Right of Way of Pine Forest Road 352.7 feet to the Point of Beginning.

3. **Sale of Property.** If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale on September 21, 2016, to the highest bidder for cash, except as prescribed in paragraph 4, at the courthouse located at 190 Governmental Center, in ESCAMBIA County in Pensacola, Florida, in accordance with Section 45.031, Florida Statutes (2013), using the following method (CHECK ONE):

☐ At 190 Governmental Center, beginning at 11:00 a.m. on the prescribed date.

☒ By electronic sale beginning at 11:00 a.m. on the prescribed date at [www.escambia.realforeclose.com](http://www.escambia.realforeclose.com).

4. **Costs.** Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if Plaintiff is not the purchaser of the property at the sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it as is necessary to pay the bid in full.

5. **Distribution.** On filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorneys' fees; fourth, the total sum due to Plaintiff less the items paid, plus interest at the rate prescribed in paragraph 1 from this date of the sale; and by retaining any remaining amount pending the further order of this court.

BK: 7613 PG: 553

BK: 7569 PG: 1924

6. **Right of Redemption/Right of Possession.** On filing the certificate of sale, defendants and all persons claiming under or against defendants since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes (2013) shall be terminated, except as to claims or rights under Chapter 718 or Chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

7. **Attorneys' Fees.**

The court finds, based upon the affidavits/testimony presented and upon inquiry of counsel for the plaintiff that 4.0 hours were reasonably expended by plaintiff's counsel and that an hourly rate of \$300.00 is appropriate and 13.2 hours were reasonably expended by paralegals and that an hourly rate of \$120.00 is appropriate. Plaintiff's counsel represents that the attorneys' fees awarded does not exceed its contract fee with the plaintiff. The court finds that there is/are no reduction or enhancement factors for consideration by the court pursuant to *Florida Patients Compensation Fund v. Rowe*, 472 So.2d 1145 (Fla.1985).

8. **Jurisdiction Retained.** Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, writs of possession, deficiency judgment, to allow Plaintiff to amend its complaint to add an omitted party and to otherwise supplement the pleadings in this cause.

**IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.**

**IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.**

9. Upon the request of the person listed on the Certificate of Title, the Clerk of the Court is authorized and directed to issue a Writ of Possession forthwith without further notice or hearing.

**COUNT II - PROMISSORY NOTE**

**THIS MATTER** having come before the Court on Plaintiff's Motion for Summary Judgment Against All Counts, against Defendants, Fairfield Liquors, LLC, a Florida limited liability


BK: 7613 PG: 554

BK: 7569 PG: 1925

company, and Columbus A. Hobbs, III, a/k/a C.A. Hobbs, III, individually, and the Court having considered same, it is

**ORDERED AND ADJUDGED** that Plaintiff, KCJ Properties, Ltd., recover from Defendants, Fairfield Liquors, LLC, a Florida limited liability company, and Columbus A. Hobbs, III, a/k/a C.A. Hobbs, III, individually, both at 3305 North "W" Street, Pensacola, Florida 32526, the sum of \$304,157.81 on principal, interest and late charges as of August 5, 2016, and \$2,976.00 for attorneys' fees, which the Court hereby finds are reasonable fees, with costs in the sum of \$2,199.00, making a total amount owed \$309,332.81, which shall bear interest at the prevailing statutory interest rate as may be amended from time to time, which rate currently is 4.84%, for which let execution now issue.

**ORDERED** at Pensacola, Escambia County, Florida, on this 5 day of August, 2016.

  
THOMAS V. DANNHEISSER  
CIRCUIT JUDGE

**CERTIFICATE OF SERVICE**

The undersigned deputy clerk hereby certifies that he/she delivered a true and correct copy of the foregoing via ~~email~~ <sup>mail</sup> to those listed herein on the ~~service~~ distribution list. ~~The~~

BK: 7613 PG: 555 Last Page

BK: 7569 PG: 1926 Last Page

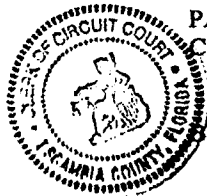
~~anyone who submitted the proposed order is responsible for distribution of the order to any party who is not on the e-service list.~~

K. Jeffrey Reynolds, Esquire  
924 N. Palafox Street  
Pensacola, FL 32501-3116  
[kjeffreynolds@att.net](mailto:kjeffreynolds@att.net)

Charles Garretson, Esquire  
207 S. Baylen Street  
Pensacola, FL 32501  
[Ccg13@ccg13.com](mailto:Ccg13@ccg13.com)

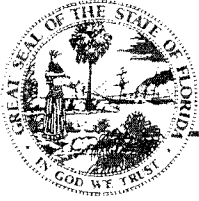
Sally B. Fox, Esquire  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, FL 32502  
[sfox@esclaw.com](mailto:sfox@esclaw.com)  
[dsb@esclaw.com](mailto:dsb@esclaw.com)

Witness my hand and seal of the court on this 5<sup>th</sup> day of August, 2016.



PAM CHILDERS  
Clerk of Court

By: Jennifer Stup-Haley  
Deputy Clerk



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 8, 2025

KCJ Properties LTD  
PO Box 14694  
Ft. Lauderdale FL 33302

Re: Tax Certificate 2021 TD 04149

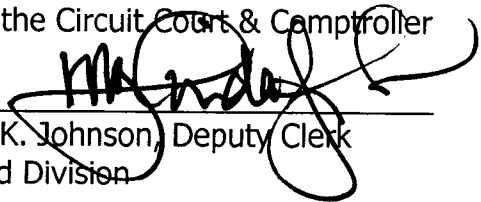
Dear Mr. Jones,

Please find enclosed check # ~~910026140~~ in the amount of \$29,282.89.  
This amount represents payment of the claim for the surplus funds being held by the  
Clerk's office as a result of the tax deed sale of the real property referenced below.

2021 TD 04149  
7301 HIGHWAY 98 EST  
\*\*JUDGMENT AGAINST COLUMBUS HOBBS III

Total \$29,282.89

Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

By:   
Mylinda K. Johnson, Deputy Clerk  
Tax Deed Division

/mkj  
Enclosures

**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**  
**ESCAMBIA COUNTY, FLORIDA**  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
**REGISTRY ACCOUNT**

Bank of America.

PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27  
 631

900038190

PAY

\*TWENTY-NINE THOUSAND TWO HUNDRED EIGHTY-TWO AND 89/100

KCJ PROPERTIES LTD

DATE

AMOUNT

TO THE  
 ORDER  
 OF

KCJ PROPERTIES LTD  
 PO BOX 14694  
 FORT LAUDERDALE, FL 33302

01/17/2025

\$29,282.89



*Pam Childers*

PAM CHILDERS, CLERK OF COURT &amp; COMPTROLLER

900038190

**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**

01/17/2025 2021 TD 004149  
 HOBBS III, COLUMBUS  
 A

Case # 2021 TD 004149 Registry Check

29,282.89

900038190

01/17/2025 KCJ PROPERTIES LTD

\$29,282.89

WZ709042-04-23

210-1010

Security Features Included Details on back

**CERTIFIED MAIL**

70-22-04434-23-07  
BC: 325025333  
0238-04434-23-07

NOT DELIVERABLE AS ADDRESSED  
RETURN TO SENDER  
UNABLE TO FORWARD

02/22/23

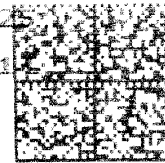
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325025333  
PENSACOLA FL 32502  
15 DEC 2023 PM 12



quadrant

FIRST CLASS MAIL  
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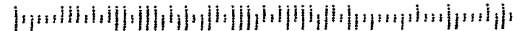
12/15/2023 ZIP 32502  
043M31219251

US POSTAGE

COLUMBUS A HOBBS III AKA C A HOBBS III  
3305 NORTH "W" STREET  
PENSACOLA, FL 32526

Tax Deed File # 1223-35  
Certificate # 04149 of 2021  
Account # 094533810

094533810-094533810



3/C  
WD  
2023 DEC 20 A 11:18  
FILED  
U.S. COURT OF APPEALS  
NINTH CIRCUIT  
PENSACOLA, FL 32502

**CERTIFIED MAIL™**

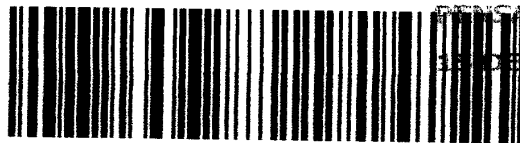
**Pam Childers**

Clerk of the Circuit Court & Compt

Official Records

221 Palafox Place, Suite 110

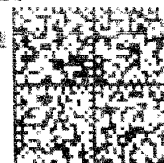
Pensacola, FL 32502



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PENSACOLA FL 325

13 DEC 2023 PM 1



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FIRST-CLASS MAIL  
IMI

\$007.18<sup>0</sup>

12/15/2023 ZIP 32502  
943M3121625

US POSTAGE

NOTICE OF SURPLUS FUNDS FROM TAX DE

KCJ PROPERTIES LTD  
926 NORTH FERNDON BOULEVARD  
CRESTVIEW, FL 32536

Tax Deed File # 1223-35

NIXIE

312 DE 1

0012/20/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 3250255833

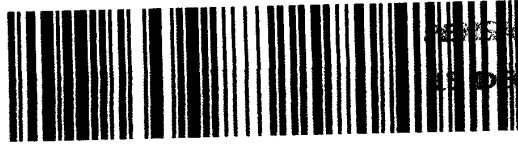
\*2638-07614-15-36

3250255833

32536-17063

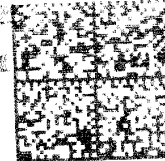
**CERTIFIED MAIL™**

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



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PENSACOLA FL 32502  
13 DEC 2023 PM 1



quadrant

FIRST-CLASS MAIL  
IMI

**\$007.18**

12/15/2023 ZIP 32502  
043M31219051

US POSTAGE

*APK*

CACH LLC  
4340 S MONACO SECOND FLOOR  
DENVER, COLORADO 80237

Tax Deed File # 1223-35  
Certificate # 04149 of 2021

NIXIE

808 FE 1

0012/24/23

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

SC: 32502583335

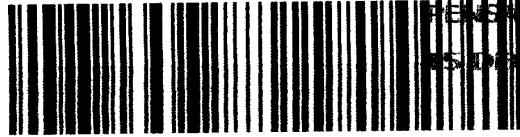
\*2638-07313-15-36

60237-04149  
1258275833



**CERTIFIED MAIL**

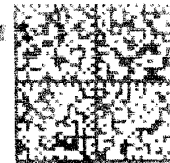
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0127 1781 15

PENSACOLA FL 325

DEC 15 2023 PM 1



quadiant

FIRST-CLASS MAIL  
IMI

**\$007.18**

12/15/2023 ZIP 32502  
043M31219251

US POSTAGE

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
OFFICIAL RECORDS  
221 PALAFOX PLACE, SUITE 110  
PENSACOLA, FL 32502  
JAN 22 AM 11:07  
32502-5833

COLUMBUS A HOBBS III  
100 HOLMES AVE  
PENSACOLA, FL 32507

Tax Deed File # 1223-35  
Certificate # 04149 of 2021

Account # 10144807

32502-5833  
92507-32502

NIXIE

DEC 1

0001/16/24

1 N 12-18-23  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32502583335

\*2638-01050-15-44

## My linda Johnson (COC)

---

**From:** Codey Leigh (COC)  
**Sent:** Wednesday, January 8, 2025 3:28 PM  
**To:** My linda Johnson (COC)  
**Cc:** Emily Hogg (COC); Heather Mahoney (COC)  
**Subject:** RE: Letter to Columbus A. Hobbs III, 2021 TD 04149  
**Attachments:** 2024 07 22 Ltr to Columbus Hobbs.pdf; 2024 07 22 Certified Mail Receipt.pdf

The letter was delivered 07/22. So we can proceed with payment pursuant to the letter.

I've received no notification (as per the letter), and I see no court case filed when I search for Columbus Hobbs or KCJ Properties LTD.

I'd docket the two attached for our records.

### **Codey Leigh, General Counsel**

PAM CHILDERS, Clerk of the Circuit Court & Comptroller  
First Judicial Circuit, Escambia County  
190 W Government Street  
Pensacola, FL 32502  
850.595.4312  
[Codey.Laigh@escambiaclerk.com](mailto:Codey.Laigh@escambiaclerk.com)  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

**From:** My linda Johnson (COC) <MJOHNSON@escambiaclerk.com>  
**Sent:** Wednesday, January 8, 2025 1:30 PM  
**To:** Codey Leigh (COC) <CLaigh@escambiaclerk.com>  
**Cc:** Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>  
**Subject:** RE: Letter to Columbus A. Hobbs III, 2021 TD 04149

Hi Codey,

Was this letter mailed? Should we proceed with payment to KCJ Properties?

Thanks,  
My linda



### **My linda Johnson**

Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

### **Office of Pam Childers**

**Escambia County Clerk of the Circuit Court  
& Comptroller**  
221 S. Palafox Street, Suite 110, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

**From:** Mylinda Johnson (COC)  
**Sent:** Wednesday, January 8, 2025 1:21 PM  
**To:** Heather Mahoney (COC) <[HMAHONEY@escambiaclerk.com](mailto:HMAHONEY@escambiaclerk.com)>  
**Cc:** Emily Hogg (COC) <[EHOOGG@escambiaclerk.com](mailto:EHOOGG@escambiaclerk.com)>  
**Subject:** RE: Letter to Columbus A. Hobbs III, 2021 TD 04149

Hey, I know you're working on this one, but I don't see where the letter was scanned in. Was it mailed?  
Is there something I need to do?



**Mylinda Johnson**

Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court  
& Comptroller**  
221 S. Palafox Street, Suite 110, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

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

**From:** Heather Mahoney (COC) <[HMAHONEY@escambiaclerk.com](mailto:HMAHONEY@escambiaclerk.com)>  
**Sent:** Thursday, August 1, 2024 2:04 PM  
**To:** Codey Leigh (COC) <[CLEIGH@escambiaclerk.com](mailto:CLEIGH@escambiaclerk.com)>  
**Cc:** Mylinda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>  
**Subject:** RE: Letter to Columbus A. Hobbs III, 2021 TD 04149

Hi Codey,

Just following up on this letter. Was I supposed to mail it or did it already get mailed from your office?

Thanks



**Heather Mahoney**

Official Records  
850-595-3937  
[hmahoney@EscambiaClerk.com](mailto:hmahoney@EscambiaClerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit  
Court & Comptroller**  
221 S. Palafox Street, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

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

**From:** Codey Leigh (COC) <[CLEIGH@escambiaclerk.com](mailto:CLEIGH@escambiaclerk.com)>  
**Sent:** Monday, July 22, 2024 9:00 AM  
**To:** Heather Mahoney (COC) <[HMAHONEY@escambiaclerk.com](mailto:HMAHONEY@escambiaclerk.com)>  
**Cc:** Mylinda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>  
**Subject:** RE: Letter to Columbus A. Hobbs III, 2021 TD 04149

Sorry for delay. Yes. I think we should send certified mail. I amended just a bit.

Any more corrections on your end?

**Codey Leigh, General Counsel**

PAM CHILDERS, Clerk of the Circuit Court & Comptroller  
First Judicial Circuit, Escambia County  
190 W Government Street  
Pensacola, FL 32502  
850.595.4312  
[Codey.Leigh@escambiaclerk.com](mailto:Codey.Leigh@escambiaclerk.com)  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

**From:** Heather Mahoney (COC) <[HMAHONEY@escambiaclerk.com](mailto:HMAHONEY@escambiaclerk.com)>  
**Sent:** Monday, July 15, 2024 10:46 AM  
**To:** Codey Leigh (COC) <[CLEIGH@escambiaclerk.com](mailto:CLEIGH@escambiaclerk.com)>  
**Cc:** Mylinda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>  
**Subject:** Letter to Columbus A. Hobbs III, 2021 TD 04149

Hi Codey,

Here is the letter for Mr. Hobbs. I just changed your letter to Ms. Wilkerson to include the determination for this case. Please let me know if you think I should change or reword any of it. Mr. Hobbs did not include an email address on his claim, so should I send this certified mail?

Thank you,



**Heather Mahoney**

Official Records  
850-595-3937  
[hmahoney@EscambiaClerk.com](mailto:hmahoney@EscambiaClerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit**  
**Court & Comptroller**  
221 S. Palafox Street, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

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



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 22, 2024  
(transmitted U.S. Mail)

Columbus A. Hobbs III  
341 Hilburn Place  
Pensacola, FL 32504

Re: Claim to Surplus Funds, Account #094533810 Certificate #04149 of 2021  
Tax Deed Sale of 7301 Highway 98 West, Pensacola, Florida 32506

Mr. Hobbs,

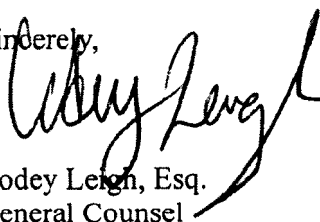
On December 6, 2023, the real property located at 7301 Highway 98 West, Pensacola, Florida 32506 (the "Property") was sold at a tax deed sale. From the sale of the Property surplus funds in the amount of \$29,282.89 (the "Surplus Funds") remain.

The Escambia County Clerk and Comptroller (the "Clerk's Office") is in receipt of your claim to the Surplus Funds. KCJ Properties, LTD has also filed a claim to the Surplus Funds. The Clerk's Office has considered the claims and made a determination as permitted by section 197.582(6) of the Florida Statutes.

The Clerk's Office has determined that the certified copy of the Final Judgment recorded on October 26, 2016, at Official Records Book 7613, Page 551, creates a lien against the Property in favor of KCJ Properties, LTD. Based upon their status as a valid lienholder of record, the Clerk's Office has determined the Surplus Funds should be made payable to KCJ Properties, LTD.

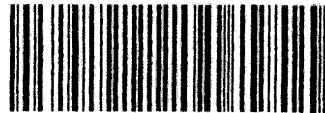
On August 26, 2024, the Clerk's Office intends to proceed with payment of the Surplus Funds to KCJ Properties, LTD. Should you disagree with the determination made by the Clerk's Office you may file an action with the appropriate court for a determination regarding payment. If an action is not filed with the appropriate court by August 26, 2024 then the Clerk's Office will proceed with payment as set forth in this letter. If an action is filed by August 26, 2024 you must inform the Clerk's Legal Department of that filing via email at [legal@escambiaclerk.com](mailto:legal@escambiaclerk.com) so that payment may be held pending resolution by the Court.

Sincerely,



Codey Leigh, Esq.  
General Counsel

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Executive Administration/Legal Division  
P.O. Box 333  
Pensacola, FL 32591-0333



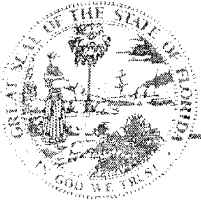
7019 0700 0000 5659 3327

Columbus A. Hobbs III  
341 Hilburn Place  
Pensacola, FL 32504

Delivered July 29, 2024 @ 12:36 pm

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, -or on the front if space permits.</li></ul>	<p>A. Signature X <i>C.A. Hobbs III</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>1. Article Addressed to:</p> <p>Columbus A. Hobbs III 341 Hilburn Place Pensacola, FL 32504</p> <p>9590 9402 4938 9083 9648 92</p>	<p>3. Service Type</p> <table border="0"><tr><td><input type="checkbox"/> Adult Signature</td><td><input type="checkbox"/> Priority Mail Express®</td></tr><tr><td><input type="checkbox"/> Adult Signature Restricted Delivery</td><td><input type="checkbox"/> Registered Mail™</td></tr><tr><td><input checked="" type="checkbox"/> Certified Mail®</td><td><input type="checkbox"/> Registered Mail Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Certified Mail Restricted Delivery</td><td><input checked="" type="checkbox"/> Return Receipt for Merchandise</td></tr><tr><td><input type="checkbox"/> Collect on Delivery</td><td><input type="checkbox"/> Signature Confirmation™</td></tr><tr><td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td><td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td></tr><tr><td><input type="checkbox"/> Insured Mail</td><td></td></tr><tr><td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td><td></td></tr></table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>2. Article Number (Transfer from service label)</p> <p>7019 0700 0000 5659 3327</p>																	

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 7, 2025

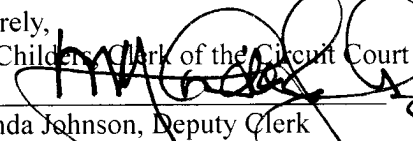
Rina Stearmer  
939 N New Warrington Rd  
Pensacola FL 32506

To Whom it May Concern,

Our records indicate that a check was mailed to you in relation to a Tax Deed case. The Escambia County check referenced below has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. Please contact us no later than two weeks from the date of this letter. We can reissue the check upon request. You can contact me at 850-595-4813 or email me at [taxdeeds@escambiaclerk.com](mailto:taxdeeds@escambiaclerk.com).

Tax Deed case #:	Payable to:	Check #	Amount:
21TD 04149	R. STEARMER	90036370	40.00

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,  
Pam Childers, Clerk of the Circuit Court  
By:   
Mylinda Johnson, Deputy Clerk