

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300049

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
09-4687-000	2021/4216	06-01-2021	BEG AT SE COR OF NW 1/4 OF SEC W ALG S LI 1704 5/10 FT N 090 DEG RT 315 FT TO S R/W LI OF ORA DR E ALG R/W 557 5/10 FT N 90 DEG TO LEFT 275 FT 89 DEG 24 MIN E 1140 8/10 FT TO E LI OF NW 1/4 S ALG E LI 590 FT TO POB OR 2594 P 705 OR 7281 P 1762 LESS OR 2630 P 531 BROWN LESS OR 2843 P 729 BROWN

I agree to:

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

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

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

04-17-2023  
Application Date

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

<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>10/04/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

**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 SE COR OF NW 1/4 OF SEC W ALG S LI 1704 5/10 FT N 090 DEG RT 315 FT TO S R/W LI OF ORA DR E ALG R/W 557 5/10 FT N 90 DEG TO LEFT 275 FT 89 DEG 24 MIN E 1140 8/10 FT TO E LI OF NW 1/4 S ALG E LI 590 FT TO POB OR 2594 P 705 OR 7281 P 1762 LESS OR 2630 P 531 BROWN LESS OR 2843 P 729 BROWN



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

1023.48

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	REED DONALD 854 GULF BEACH HWY PENSACOLA, FL 32507-3242 1670 ORA DR 09-4687-000 BEG AT SE COR OF NW 1/4 OF SEC W ALG S LI 1704 5/10 FT N 090 DEG RT 315 FT TO S R/W LI OF ORA DR E A (Full legal attached.)	Certificate #	2021 / 4216
		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)
# 2021/4216	06/01/2021	798.86	39.94	838.80
# 2022/4543	06/01/2022	811.43	40.57	852.00
→Part 2: Total*				1,690.80

## 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)
# /					
Part 3: Total*					0.00

## 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)	1,690.80
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	910.56
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)	2,976.36

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 1st, 2023

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

<b>General Information</b> <b>Parcel ID:</b> 292S312400000000 <b>Account:</b> 094687000 <b>Owners:</b> REED DONALD <b>Mail:</b> 854 GULF BEACH HWY PENSACOLA, FL 32507-3242 <b>Situs:</b> 1670 ORA DR 32506 <b>Use Code:</b> NON-AG ACREAGE <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$79,440</td> <td>\$0</td> <td>\$79,440</td> <td>\$55,343</td> </tr> <tr> <td>2021</td> <td>\$50,312</td> <td>\$0</td> <td>\$50,312</td> <td>\$50,312</td> </tr> <tr> <td>2020</td> <td>\$50,312</td> <td>\$0</td> <td>\$50,312</td> <td>\$50,312</td> </tr> </tbody> </table> <div>Disclaimer</div> <div>Tax Estimator</div> <div>File for New Homestead Exemption Online</div>	Year	Land	Imprv	Total	Cap Val	2022	\$79,440	\$0	\$79,440	\$55,343	2021	\$50,312	\$0	\$50,312	\$50,312	2020	\$50,312	\$0	\$50,312	\$50,312
Year	Land	Imprv	Total	Cap Val																		
2022	\$79,440	\$0	\$79,440	\$55,343																		
2021	\$50,312	\$0	\$50,312	\$50,312																		
2020	\$50,312	\$0	\$50,312	\$50,312																		

<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/05/2015</td> <td>7281</td> <td>1762</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>08/1988</td> <td>2594</td> <td>705</td> <td>\$9,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1971</td> <td>523</td> <td>511</td> <td>\$10,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/05/2015	7281	1762	\$100	OT		08/1988	2594	705	\$9,000	WD		01/1971	523	511	\$10,000	WD		<b>2022 Certified Roll Exemptions</b> None  <b>Legal Description</b> BEG AT SE COR OF NW 1/4 OF SEC W ALG S LI 1704 5/10 FT N 090 DEG RT 315 FT TO S R/W LI OF ORA DR E ALG R/W 557 5/10...  <b>Extra Features</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
01/05/2015	7281	1762	\$100	OT																					
08/1988	2594	705	\$9,000	WD																					
01/1971	523	511	\$10,000	WD																					

<b>Parcel Information</b> <span style="float: right;">Launch Interactive Map</span>	
<b>Section Map Id:</b> 29-2S-31-1  <b>Approx. Acreage:</b> 15.3748  <b>Zoned:</b> MDR  <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>	 <a href="#">View Florida Department of Environmental Protection(DEP) Data</a>
<div>Buildings</div> <div>Images</div> <div>None</div>	

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

Last Updated:05/03/2023 {tc.6797}

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 04216**, 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 SE COR OF NW 1/4 OF SEC W ALG S LI 1704 5/10 FT N 090 DEG RT 315 FT TO S R/W LI OF ORA DR E ALG R/W 557 5/10 FT N 90 DEG TO LEFT 275 FT 89 DEG 24 MIN E 1140 8/10 FT TO E LI OF NW 1/4 S ALG E LI 590 FT TO POB OR 2594 P 705 OR 7281 P 1762 LESS OR 2630 P 531 BROWN LESS OR 2843 P 729 BROWN**

**SECTION 29, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094687000 (1023-48)**

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

**DONALD REED**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **4th** day of **October 2023**.

Dated this 5th day of May 2023.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-4687-000 CERTIFICATE #: 2021-4216

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

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

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

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

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

Period Searched: July 19, 2003 to and including July 19, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: July 21, 2023

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

July 21, 2023

Tax Account #: **09-4687-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DONALD REED**

**By Virtue of Warranty Deed recorded 8/24/1988 in OR 2594/705 and Death Certificate recorded 01/05/2015 - OR 7281/1762**

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. MSBU Lien in favor of Escambia County recorded 10/06/1998 – OR 4318/1819**
- b. MSBU Lien in favor of Escambia County recorded 08/26/1999 – OR 4459/486**
- c. Judgment in favor of Asset Acceptance LLC recorded 10/28/2004 – OR 5514/1719**

4. Taxes:

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

**Tax Account #: 09-4687-000**

**Assessed Value: \$55,343.00**

**Exemptions: NONE**

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

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

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



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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** OCT 4, 2023

**TAX ACCOUNT #:** 09-4687-000

**CERTIFICATE #:** 2021-4216

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.

**DONALD REED**  
**854 GULF BEACH HWY**  
**PENSACOLA, FL 32507-3242**

Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> day of July, 2023.

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

## **PROPERTY INFORMATION REPORT**

**July 21, 2023**

**Tax Account #:09-4687-000**

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

**BEG AT SE COR OF NW 1/4 OF SEC W ALG S LI 1704 5/10 FT N 090 DEG RT 315 FT TO S R/W LI  
OF ORA DR E ALG R/W 557 5/10 FT N 90 DEG TO LEFT 275 FT 89 DEG 24 MIN E 1140 8/10 FT TO  
E LI OF NW 1/4 S ALG E LI 590 FT TO POB OR 2594 P 705 OR 7281 P 1762 LESS OR 2630 P 531  
BROWN LESS OR 2843 P 729 BROWN**

**SECTION 29, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4687-000(1023-48)**

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

State of Florida  
Escambia County

WARRANTY DEED

Know All Men by These Presents: That we, Floyd L. Jackson and Audrey W. Jackson,  
Husband and Wife,

for and in consideration of Ten Dollars and other good and valuable considerations

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Donald Reed and  
China Reed, Husband and Wife,

their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida

to-wit: Beginning at the Southeast corner of the Northwest 1/4, of Section 29, Township 2  
South, Range 31 West, Escambia County, Florida; thence West along the South line of said  
Northwest 1/4 for a distance of 1704.5 feet; thence North deflecting angle of 90° 00' to the  
right for a distance of 315.0 feet to the South right-of-way line Ora Drive; thence East  
along said right-of-way line deflecting angle of 90° 00' to the right for a distance of  
357.5 feet; thence North along said right-of-way line deflecting angle of 90° 00' to the  
left for a distance of 275.0 feet; thence East deflecting angle 90° 00' to the right for a  
distance of 1140.8 feet to the East line of said Northwest 1/4; thence South along said  
Northwest 1/4 for a distance of 590.0 feet more or less to the point of beginning.

D.S. PD. S. 4950

DATE 8-24-88

JO: A. FLOWERS, COMPTROLLER

BY J. C. Tread D.C.

CERT. REG. #592043328-27-01

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. BY  
AUG 24 4 10 PM '88  
IN ROOM 402 NOTED ABOVE  
JCL: L. FLORES, COMPTROLLER  
ESCAMBIA COUNTY

6:57:641

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible  
estate in fee simple in the said property, and ha a good right to convey the same; that it is free of lien or encum-  
brance, and that we, our heirs, executors and administrators, the said grantee and their heirs,  
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons  
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand s. and seal s. this 4TH  
day of SEPTEMBER A.D. 1981

Signed, sealed and delivered in the presence of

Shirley A. Rogers

Floyd L. Jackson (SEAL)  
Audrey W. Jackson (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

State of Florida  
Escambia County

Before the subscriber personally appeared

FLOYD L. JACKSON

and AUDREY W. JACKSON

his wife, known to me, and known to me to be the individual s. described by said names s. in and who executed the  
foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 4TH day of SEPTEMBER 1981

This instrument was prepared by:

Floyd L. Jackson

1490 E. Jordan St  
Address Pensacola, Fla. 32507

[Signature] Notary Public  
Notary Public, State of Florida at Large  
My commission expires My Commission Expires Oct. 7, 1984

Revised This Year For instance by.

26300 531

Form 140  
PRINTED AND FOR SALE  
HAYES PRINTING CO.  
PENSACOLA, FLA.State of Florida  
Escambia County

## WARRANTY DEED

6.77.42

Know All Men by These Presents: That Donald Reed &amp; China Reed

for and in consideration of \$10.00 and other valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto  
Arthur L. Brown, a single man

48 Union Drive Atlanta Ga 30317

heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida  
to-wit:

Commence at the Southeast corner of the Northwest 1/4 of Section 29,  
Township 2 South, Range 31 West, Escambia County, Florida; thence  
West along the South line of said Northwest 1/4 for a distance of  
1427.90 feet for the point of beginning; thence continue West along  
the South line of said Northwest 1/4 for 138.30 feet; thence North-  
deflecting 90°00'00" to the right a distance of 315.00 feet to the  
South right of way line of Ora Drive (66'r/w); thence East along  
said South right of way line deflecting 90°00'00" to the right a  
distance of 138.30 feet; thence South deflecting 90°00'00" to the right a  
distance of 315.00 feet to the South line of said Northwest 1/4 and the  
point of beginning. Containing 1.00 acre more or less.

D.S. PD. \$ .55  
DATE 11-28-88  
JOE A. FLOWERS, COMPTROLLER  
BY: D. Per... D.C.  
CERT. REG. #59-2043328-27-01

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all exemptions and right of homestead.

And hereby covenant that they well seized of an indefeasible  
estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encum-  
brance, and that their heirs, executors and administrators, the said grantee, his heirs,  
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons  
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set OUR hands and seals this 25th  
day of October A.D. 19 88.

Signed, sealed and delivered in the presence of

Willa...  
William...  
Stanbery

(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

State of Florida  
Escambia County

Before the subscriber personally appeared

Donald Reed

and China Reed

his wife, known to me, and known to me to be the individual described by said names in and who executed the  
foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of October 1988.

This instrument was prepared by:

Claudette Rich

Willa...  
Stanbery  
Notary Public

SBB Realty P.O. Box 37044  
Address Pensacola, Fl. 32506

My commission expires Aug. 20, 1989

## LESS AND EXCEPT DEED

2843 729

Form 140  
PRINTED AND FOR SALE  
MAYES PRINTING CO.  
PENSACOLA, FLA.State of Florida  
Escambia County

## WARRANTY DEED

Know All Men by These Presents: That Donald Reed, Sr. S China P. Reed,  
Husband & Wife

for and in consideration of \$10.00 and other valuable considerations

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

Arthur L. Brown, a single man

1580 Ora Drive, Pensacola, Florida 32506

heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida

to-wit: Commence at the Southeast corner of the Northwest 1/4 of Section 29, Township 2 South, Range 31 West, Escambia County, Florida; thence West along the South line of said Northwest 1/4 for a distance of 1289.60 feet for the point of beginning; thence continue West along the South line of said Northwest 1/4 for 138.30 feet; thence North deflecting 90°00'00" to the right a distance of 315.00 feet to the South right of way line of Ora Drive ( 66' R/W ); thence East along said South right of way line deflecting 90°00'00" to the right a distance of 138.30 feet; thence South deflecting 90°00'00" to the right a distance of 315.00 feet to the South line of said Northwest 1/4 and the point of beginning. Containing 1.00 acre more or less.

AND

Commence at the Southeast corner of the Northwest 1/4 of Section 29, Township 2 South, Range 31 West, Escambia County, Florida; thence West along the South line of said Northwest 1/4 for a distance of 1566.20 feet for the point of beginning; thence continue West along the South line of said Northwest 1/4 for 138.30 feet; thence North deflecting 90°00'00" to the right a distance of 315.00 feet to the South right of way line of Ora Drive ( 66' R/W ); thence East along said South right of way line deflecting 90°00'00" to the right a distance of 138.30 feet; thence South deflecting 90°00'00" to the right a distance of 315.00 feet to the South line of said Northwest 1/4 and the point of beginning. Containing 1.00 acre more or less. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And they covenant that they well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that their heirs, executors and administrators, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 14th day of April A. D. 1990.

Signed, sealed and delivered in the presence of

*Alvin A. Howell*  
*Brian J. Maddox*

*Donald Reed, Sr.* (SEAL)  
*China P. Reed* (SEAL)

D.S. PD. \$ 5.50 (SEAL)

DATE 4-17-90 (SEAL)

JOE A. FLOWERS, COMPTROLLER

BY: *Chauhan*  
CERT. REG. #59-2043328-27-01State of Florida  
Escambia County

Before the subscriber personally appeared Donald Reed, Sr.  
and China P. Reed

his wife, known to me, and known to me to be the individual described by said name, in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of April 1990.

This instrument was prepared by:  
Small Business Bookkeeping Service  
P.O. Box 37044, Pensacola, FL.

Address

*William J. Storch*  
Notary Public

My commission expires Aug 20, 1993

DR BK 4318 PG1819  
Escambia County, Florida  
INSTRUMENT 98-535640

NOTICE OF LIEN

RCD Oct 06, 1998 11:56 am  
Escambia County, Florida

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-535640

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: REED DONALD & CHINA  
854 GULF BEACH HWY  
PENSACOLA FL 32507-3242

ACCT.NO. 09 4687 000 000

AMOUNT \$52.82

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SE COR OF NW 1/4 OF  
SEC W ALG S LI 1704 5/10 FT  
N 090 DEG RT 315 FT TO S  
R/W LI OF ORA DR E ALG R/W  
557 5/10 FT N 90 DEG TO  
LEFT 275 FT 89 DEG 24 MIN E  
PROP.NO. 29 2S 31 2400 000 000

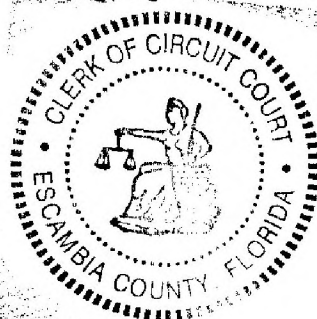
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$52.82. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court  
by *Wanda M. McCrearty*  
Deputy Finance Director

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



DR BK 4459 PG0486  
Escambia County, Florida  
INSTRUMENT 99-651615

RCD Aug 26, 1999 08:01 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-651615

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: REED DONALD & CHINA  
854 GULF BEACH HWY  
PENSACOLA FL 32507-3242

ACCT.NO. 09 4687 000 000

AMOUNT \$9.56

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SE COR OF NW 1/4 OF  
SEC W ALG S LI 1704 5/10 FT  
N 090 DEG RT 315 FT TO S  
R/W LI OF ORA DR E ALG R/W  
557 5/10 FT N 90 DEG TO  
LEFT 275 FT 89 DEG 24 MIN E  
PROP.NO. 29 2S 31 2400 000 000

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.56. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 172, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *Wanda M. MCBrearty*  
Wanda M. MCBrearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *Guerganne B. Donnelly*  
Deputy Clerk



IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY,  
STATE OF FLORIDA, CIVIL DIVISION

ASSET ACCEPTANCE LLC  
Plaintiff,

OR BK 5514 PG1719  
Escambia County, Florida  
INSTRUMENT 2004-296550

vs.

Case No: 2004 SC 3213

DONALD E REED JR

RCD Oct 28, 2004 09:40 am  
Escambia County, Florida

Defendant(s).

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-296550

FINAL JUDGMENT AGAINST DEFENDANT

THIS ACTION was heard before the Court on 09/10/04. IT IS  
ORDERED AND ADJUDGED;

That judgment be, and the same is hereby entered in favor of the  
Plaintiff, ASSET ACCEPTANCE LLC, 6985 Miller Road, Warren, MI 48092,  
and against Defendant DONALD E REED JR 1215 N 7TH AVE  
PENSACOLA, FL 32503-5920 in the sum of \$979.56 on  
principal, \$276.72 as prejudgment interest, with costs of  
\$99.50 for a total sum of \$1355.78 which sum shall bear  
interest of 7% per year for all of which let execution issue. It is  
further;

ORDERED AND ADJUDGED that defendant shall complete FLorida Small  
Claims Rules Form 7.343 (Fact Information Sheet) and return it to the  
plaintiff's attorney within forty five (45) days from the date of this  
Final Judgment, unless the Final Judgment is satisfied or a motion for  
new trial or notice of appeal is filed.

Jurisdiction in this case is retained to enter further orders  
that are proper to compel the defendant to complete form 7.343 and  
return it to the plaintiff's attorney.

DONE AND ORDERED AT ESCAMBIA COUNTY this 25 day of  
October, 2004.

*Thomas E Johnson for V*  
COUNTY COURT JUDGE

cc: ASSET ACCEPTANCE LLC C/O Rodolfo J. Miro, P.O. Box 9065  
Brandon, FL 33509, Bar - 0103799

DONALD E REED JR 1215 N 7TH AVE PENSACOLA  
FL 32503-5920

11058005

FILED & RECORDED  
COUNTY CIVIL DIVISION  
OCT 25 P 4:11  
ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL



New Lien

ZT18



Florida Department of Revenue  
WARRANT

DONALD EDWARD REED  
314 N DE VILLIERS ST  
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax  
Business Partner # : 1508813  
Contract Object # : 00015162685  
FEIN :   
Warrant # : 1000000965718

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is  
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	612.01
PENALTY	\$	643.74
INTEREST	\$	7.02
TOTAL	\$	1262.77
FEE(S)	\$	20.00
GRAND TOTAL	\$	1282.77

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,  
Escambia County, Florida, this 27th day of September, 2023.



Jim Zingale, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue  
PENSACOLA SERVICE CENTER  
2205 LA VISTA AVE STE B  
Pensacola, FL 32504-8210

DR-78  
R. 04/18

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 04216 of 2021**

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

DONALD REED                      ASSET ACCEPTANCE LLC  
854 GULF BEACH HWY        6985 MILLER RD  
PENSACOLA, FL 32507-3242    WARREN MI 48092

ASSET ACCEPTANCE LLC       DONALD E REED JR  
C/O RODOLFO J MIRO        1215 N 7TH AVE  
PO BOX 9065                  PENSACOLA FL 32503  
BRANDON FL 33509

ESCAMBIA COUNTY / COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 4, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 04216**, 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 SE COR OF NW 1/4 OF SEC W ALG S LI 1704 5/10 FT N 090 DEG RT 315 FT TO S R/W LI OF ORA DR E ALG R/W 557 5/10 FT N 90 DEG TO LEFT 275 FT 89 DEG 24 MIN E 1140 8/10 FT TO E LI OF NW 1/4 S ALG E LI 590 FT TO POB OR 2594 P 705 OR 7281 P 1762 LESS OR 2630 P 531 BROWN LESS OR 2843 P 729 BROWN**

**SECTION 29, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094687000 (1023-48)**

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

**DONALD REED**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **4th** day of **October 2023**.

Dated this 14th day of August 2023.

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



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

By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

**1670 ORA DR 32506**



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

By:  
Emily Hogg  
Deputy Clerk

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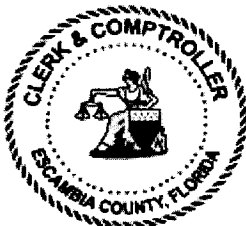
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### Personal Services:

**DONALD REED**  
854 GULF BEACH HWY  
PENSACOLA, FL 32507-3242

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1023-48

**Document Number:** ECSO23CIV029690NON

**Agency Number:** 23-009039

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04216 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: DONALD REED

**Defendant:**

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

Received this Writ on 8/18/2023 at 9:00 AM and served same at 3:54 PM on 8/22/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

*D Nelson 925*

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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Dated this 14th day of August 2023.


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

### Post Property:

1670 ORA DR 32506



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:   
Emily Hogg  
Deputy Clerk

RECEIVED  
2023 AUG 18 AM 9:00  
ESC/EMBA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1023-48

Document Number: ECSO23CIV029687NON

Agency Number: 23-009037

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04216 2021

Attorney/Agent:

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2023 AUG 30 A 11:10  
ESCAMBIA COUNTY, FL

Plaintiff: RE: DONALD REED

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 8/18/2023 at 9:00 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DONALD REED , Writ was returned to court UNEXECUTED on 8/23/2023 for the following reason:

PER SON, ABOVE SUBJECT IS DECEASED.

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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### Personal Services:

**DONALD REED**  
854 GULF BEACH HWY  
PENSACOLA, FL 32507-3242

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2023 AUG 18 AM 9:00  
ESCAMBIA COUNTY, FL  
CLERK'S OFFICE  
CIVIL UNIT

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854 GULF BEACH HWY  
PENSACOLA, FL 32507-3242

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



By:  
Emily Hogg  
Deputy Clerk

DONALD REED [1023-48]  
854 GULF BEACH HWY  
PENSACOLA, FL 32507-3242

9171 9690 0935 0128 1047 62

ASSET ACCEPTANCE LLC [1023-48]  
6985 MILLER RD  
WARREN MI 48092

9171 9690 0935 0128 1047 55

ASSET ACCEPTANCE LLC [1023-48]  
C/O RODOLFO J MIRO  
PO BOX 9065  
BRANDON FL 33509

9171 9690 0935 0128 1047 48

DONALD E REED JR [1023-48]  
1215 N 7TH AVE  
PENSACOLA FL 32503

9171 9690 0935 0128 1047 31

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [1023-48]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0128 1047 24

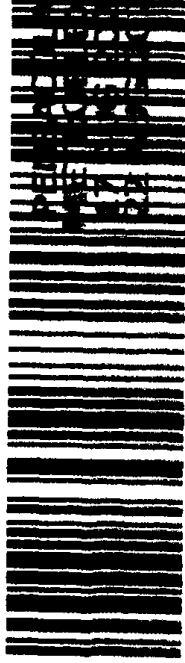
*Contact -  
Family/over*

CERTIFIED MAIL™

**Pam Childers**

Clerk of the Circuit Court & Comptroller  
Official Records

221 Palafax Place, Suite 110  
Pensacola, FL 32502



PERMITS FL 325  
MI 48092  
3PM  
3PM

quadrant  
FIRST-CLASS MAIL  
IMI  
**\$007.18**  
08/17/2023 ZIP 32502  
043437219201

US POSTAGE

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ASSET ACCEPTANCE LLC [1023-48]  
6985 MILLER RD  
WARREN MI 48092

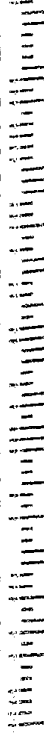
R23

NIXIE 482 EE 1 0000/08/23

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

4809230225855  
ANK

BC: 32502583335 \*2738-02560-17-36



CERTIFIED MAIL™

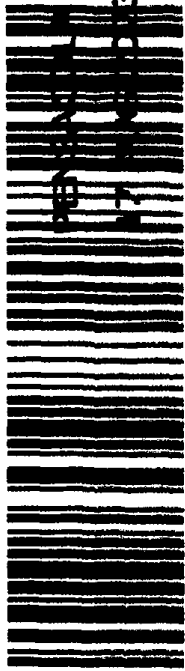
**Pam Childers**

Clerk of the Circuit Court & Comptroller

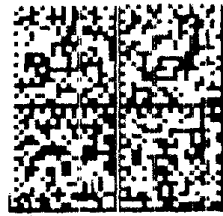
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$007.18<sup>0</sup>**  
08/17/2023 ZIP 32502  
043M31219251



9171 9690 0935 0128 1047 31

*Att*  
*8/18/2023*

DONALD E REED JR [1023-48]  
1215 N 7TH AVE  
PENSACOLA FL 32503

*8-19-23*  
*08-19-23*  
**1st NOTICE**  
**2nd Notice**

0009/00/23

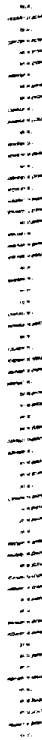
222 DE 1

WIXIE

RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD

REF BC: 32502583335 \*2738-02828-17-36

3225281-538201



US POSTAGE

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Receipts

221 Palafox Place, Suite 410

Pensacola, FL 32502

2023 FEB 14 PM 4:27  
RECEIVED  
COURT CLERK  
PENSACOLA, FL 32502

CERTIFIED MAIL™



PERMIT TO A FL 325

17 FEB 13 2:23PM 2

quadrant

FIRST-CLASS MAIL

IMI

\$007.18<sup>0</sup>

08/17/2023 ZIP 32502

043N 31219001

US POSTAGE

9171 9690 0935 0128 1047 48

ASSET ACCEPTANCE LLC [1023-48]

C/O RODOLFO J MIRO

PO BOX 9065

BRANDON FL 33509

WIXIE

339 FEB 1

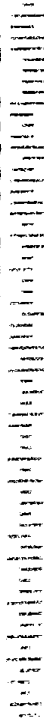
0008/25/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

33509-9065  
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8C: 32502583335

\*2738-02898-17-36



CERTIFIED MAIL™

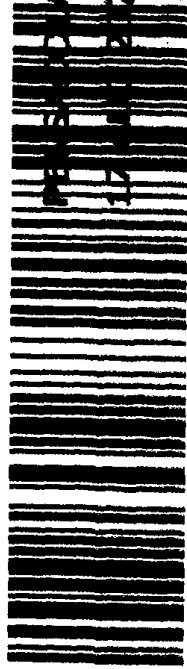
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

17 JUL 2023 PM 2

quadrant

FIRST-CLASS MAIL

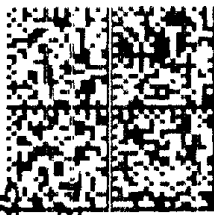
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**\$007.18<sup>00</sup>**

08/17/2023 ZIP 32502

043M31219201

US POSTAGE



9171 9690 0935 0128 1047 62

*VACANT*

DONALD REED [1023-48]  
854 GULF BEACH HWY  
PENSACOLA, FL 32507-3242

NIXIE

022 DE 1

0008/23/23

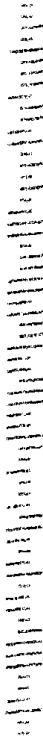
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

BC: 32502583335

\*2738-03181-17-36

3250258333



# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 04216, 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 SE COR OF NW 1/4 OF SEC W ALG S LI 1704 5/10 FT N 090 DEG RT 315 FT TO S R/W LI OF ORA DR E ALG R/W 557 5/10 FT N 90 DEG TO LEFT 275 FT 89 DEG 24 MIN E 1140 8/10 FT TO E LI OF NW 1/4 S ALG E LI 590 FT TO POB OR 2594 P 705 OR 7281 P 1762 LESS OR 2630 P 531 BROWN LESS OR 2843 P 729 BROWN

SECTION 29, TOWNSHIP 2 S, RANGE 31 W  
TAX ACCOUNT NUMBER 094687000 (1023-48)

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

DONALD REED

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of October, which is the 4th day of October 2023.

Dated this 17th day of August 2023

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

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By  
Emily Hogg  
Deputy Clerk

4WR8/30-9/20TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2021-TD-04216 in the Escambia County Court was published in said newspaper in and was printed and released on August 30, 2023; September 6, 2023; September 13, 2023; and September 20, 2023.

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

X

MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

X

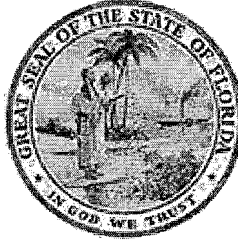
, NOTARY PUBLIC



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



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



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

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

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

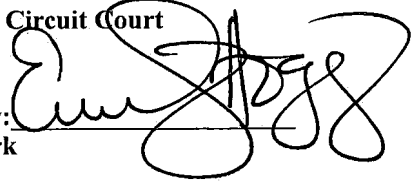
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 094687000 Certificate Number: 004216 of 2021**

**Payor: DONALD REED JR 1215 N 7TH AVE PENSACOLA FL 32503 Date 10/3/2023**

Clerk's Check #	116521	Clerk's Total	<del>\$497.04</del> <b>\$ 3,777.72</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,256.73</del>
		Postage	\$36.05
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,806.82</del>

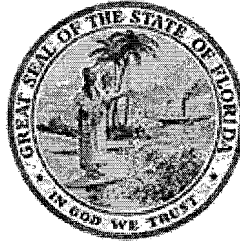
**\$3830.77**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
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 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 004216  
 Redeemed Date 10/3/2023**

**Name DONALD REED JR 1215 N 7TH AVE PENSACOLA FL 32503**

Clerk's Total = TAXDEED	\$497.04	<del>\$3,256.73</del> \$3,777.72
Due Tax Collector = TAXDEED	\$3,256.73	
Postage = TD2	\$36.05	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 094687000 Certificate Number: 004216 of 2021**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/4/2023"/>	Redemption Date <input type="text" value="10/3/2023"/> 
Months	6	6
Tax Collector	<input type="text" value="\$2,976.36"/>	<input type="text" value="\$2,976.36"/>
Tax Collector Interest	\$267.87	\$267.87
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$3,256.73	<input type="text" value="\$3,256.73"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$41.04	\$41.04
Total Clerk	\$497.04	<input type="text" value="\$497.04"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$36.05"/>	<input type="text" value="\$36.05"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,806.82	\$3,806.82
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	<input type="text" value="8973"/>	<input type="text" value="1215"/>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 MENTAL HEALTH  
 MIS  
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 TRAFFIC



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

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

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

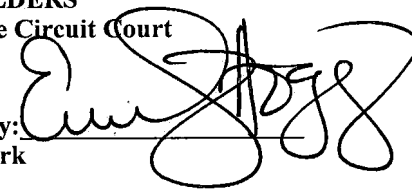
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 094687000 Certificate Number: 004216 of 2021**

**Payor: DONALD REED JR 1215 N 7TH AVE PENSACOLA FL 32503      Date 10/3/2023**

Clerk's Check #	116521	Clerk's Total	<del>\$497.04</del> <b>\$3,777.72</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,256.73</del>
		Postage	\$36.05
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,806.82</del>

**\$3830.77**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
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**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 004216**

**Redeemed Date 10/3/2023**

**Name DONALD REED JR 1215 N 7TH AVE PENSACOLA FL 32503**

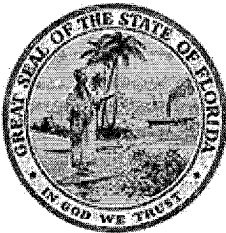
Clerk's Total = TAXDEED	\$497.04	<b>\$3,777.72</b>
Due Tax Collector = TAXDEED	\$3,256.73	
Postage = TD2	\$36.05	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 094687000 Certificate Number: 004216 of 2021**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/4/2023"/>	Redemption Date <input type="text" value="10/3/2023"/> 
Months	6	6
Tax Collector	<input type="text" value="\$2,976.36"/>	<input type="text" value="\$2,976.36"/>
Tax Collector Interest	\$267.87	\$267.87
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$3,256.73	<input type="text" value="\$3,256.73"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$41.04	\$41.04
Total Clerk	\$497.04	<input type="text" value="\$497.04"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$36.05"/>	<input type="text" value="\$36.05"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,806.82	\$3,806.82
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	<input type="text" value="8973"/>	<input type="text" value="1215"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8973, Page 1215, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04216, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **094687000 (1023-48)**

### DESCRIPTION OF PROPERTY:

**BEG AT SE COR OF NW 1/4 OF SEC W ALG S LI 1704 5/10 FT N 090 DEG RT 315 FT TO S R/W LI  
OF ORA DR E ALG R/W 557 5/10 FT N 90 DEG TO LEFT 275 FT 89 DEG 24 MIN E 1140 8/10 FT TO  
E LI OF NW 1/4 S ALG E LI 590 FT TO POB OR 2594 P 705 OR 7281 P 1762 LESS OR 2630 P 531  
BROWN LESS OR 2843 P 729 BROWN**

**SECTION 29, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: DONALD REED

Dated this 3rd day of October 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk