



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

1024-01

(H)

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 11, 2024
Property description	COOPER DONNA L & COOPER RACHEL A 245 BORDEAUX STREET PENSACOLA, FL 32503 245 BORDEAUX ST 03-1758-186 LT 36 BLK A 1ST ADDN BEAUCLERC EST PB 8 P 62 OR 7974 P 1163	Certificate #	2022 / 1223
		Date certificate issued	06/01/2022

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)
# 2022/1223	06/01/2022	1,592.64	79.63	1,672.27
→Part 2: Total*				1,672.27

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)
# 2023/1191	06/01/2023	1,604.78	6.25	95.62	1,706.65
Part 3: Total*					1,706.65

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)	3,378.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,514.64
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)	5,268.56

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida

Date April 22nd, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	70,859
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/02/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400158

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
03-1758-186	2022/1223	06-01-2022	LT 36 BLK A 1ST ADDN BEAUCLERC EST PB 8 P 62 OR 7974 P 1163

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

04-11-2024
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

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[Tangible Property Search](#)
[Sale List](#)
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[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [➔](#)

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General Information		Assessments				
Parcel ID:	2815302000036001	Year	Land	Imprv	Total	Cap Val
Account:	031758186	2023	\$35,000	\$177,435	\$212,435	\$141,718
Owners:	COOPER DONNA L & COOPER RACHEL A	2022	\$16,000	\$161,948	\$177,948	\$137,591
Mail:	245 BORDEAUX STREET PENSACOLA, FL 32503	2021	\$14,250	\$130,486	\$144,736	\$133,584
Situs:	245 BORDEAUX ST 32503	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
09/27/2018	7974	1163	\$162,000	WD			
07/15/2011	6751	118	\$45,000	WD			
06/14/2010	6602	1890	\$100	CT			
12/2000	4638	908	\$92,500	WD			
06/1996	3995	46	\$38,300	QC			
06/1994	3597	138	\$76,500	WD			
01/1974	840	45	\$31,800	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description	
						LT 36 BLK A 1ST ADDN BEAUCLERC EST PB 8 P 62 OR 7974 P 1163	
						Extra Features	
						BARN POOL	

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

90

135

90

135

100

135

97.36

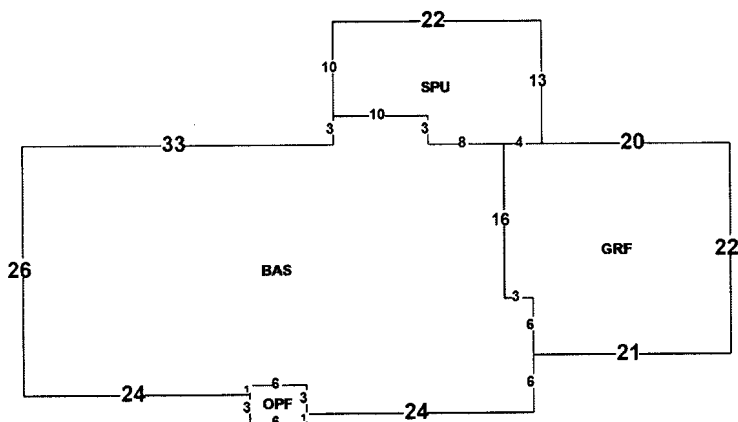
View Florida Department of Environmental Protection(DEP) Data

Address: 245 BORDEAUX ST, Year Built: 1974, Effective Year: 1974, PA Building ID#: 56992

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/A/C
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2218 Total SF

BASE AREA - 1428
GARAGE FIN - 510
OPEN PORCH FIN - 24
SCRN PORCH UNF - 256



Images



2/11/2019 12:00:00 AM

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

Last Updated:04/24/2024 (tc.4006)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 01223**, issued the **1st day of June, A.D., 2022** 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:

LT 36 BLK A 1ST ADDN BEAUCLERC EST PB 8 P 62 OR 7974 P 1163

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031758186 (1024-01)

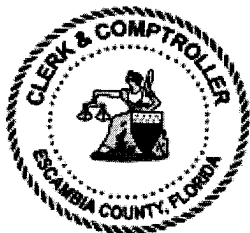
The assessment of the said property under the said certificate issued was in the name of

DONNA L COOPER and RACHEL A COOPER

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 **2nd day of October 2024**.

Dated this 26th day of April 2024.

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 #: 03-1758-186 CERTIFICATE #: 2022-1223

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: June 03, 2004 to and including June 03, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: June 10, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 10, 2024

Tax Account #: **03-1758-186**

1. The Grantee(s) of the last deed(s) of record is/are: **DONNA L COOPER AND RACHEL A COOPER**
By Virtue of Warranty Deed recorded 9/28/2018 in OR 7974/1163
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. **Final Judgment in favor of LVNV Funding LLC recorded 11/15/2022 OR 8890/5.**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 03-1758-186
Assessed Value: \$141,718.00
Exemptions: HOMESTEAD EXEMPTION
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:	<u>OCT 2, 2024</u>
TAX ACCOUNT #:	<u>03-1758-186</u>
CERTIFICATE #:	<u>2022-1223</u>

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

DONNA L COOPER
RACHEL A COOPER
245 BORDEAUX ST
PENSACOLA FL 32503-7343

LVNV FUNDING LLC
6801 S CIMARRON RD SUITE 424-J
LAS VEGAS NV 89113

Certified and delivered to Escambia County Tax Collector, this 10th day of June, 2024.

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

June 10, 2024

Tax Account #:03-1758-186

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 36 BLK A 1ST ADDN BEAUCLERC EST PB 8 P 62 OR 7974 P 1163

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-1758-186(1024-01)

Prepared by and Return to Charlyne Kilpatrick ,
an employee of First International Title, Inc.
4300 Bayou Blvd., Ste 7
Pensacola, FL 32503
File No.: 131025-58

WARRANTY DEED

This indenture made on September 27, 2018, by **Hai F. Wang, a married man** whose address is: 1130 Old Nursery Way, Pensacola, FL 32514 hereinafter called the "grantor", to **Donna L. Cooper and Rachel A. Cooper, a married couple, as joint tenants with rights of survivorship** whose address is: 245 Bordeaux Street, Pensacola, FL 32503 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, **Florida**, to-wit:

Lot 36, Block A, FIRST ADDITION TO BEAUCLERC ESTATES, according to the Plat thereof, recorded in Plat Book 8, Page(s) 62 of the Public Records of Escambia County, Florida.

Parcel Identification Number: 28-1S-30-2000-036-001

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

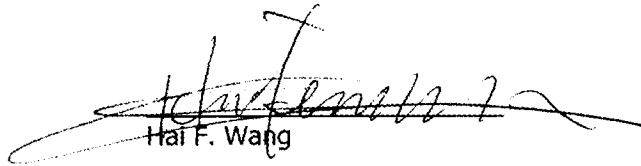
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

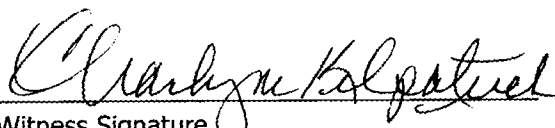
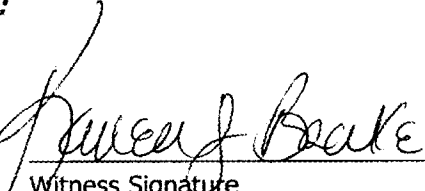
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

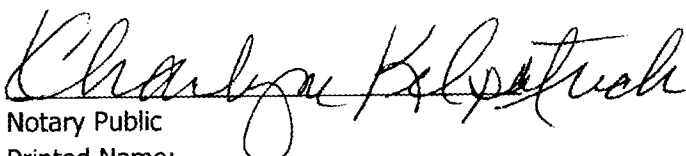

Hai F. Wang

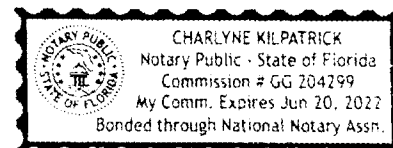
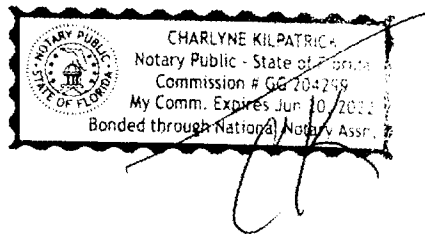
Signed, sealed and delivered in our presence:

 Witness Signature	 Witness Signature
Print Name: <u>Charlyne Kilpatrick</u>	Print Name: <u>Karen J. Bralle</u>

State of FLORIDA
County of ESCAMBIA

The Foregoing Instrument Was Acknowledged before me on **September 27, 2018** by **Hai F. Wang**, who is/are personally known to me or who has/have produced a valid drivers license as identification.


Notary Public
Printed Name:
My Commission expires:



Filing # 160938130 E-Filed 11/09/2022 11:15:35 AM

**IN THE COUNTY COURT OF THE FIRST
JUDICIAL CIRCUIT, IN AND FOR
ESCAMBIA COUNTY, FLORIDA**

CASE No.: 2022 SC 001043

LVNV FUNDING LLC
6801 S. Cimarron Road, Suite 424-J
Las Vegas NV 89113

Plaintiff

v.

RACHEL COOPER
245 BORDEAUX ST
PENSACOLA, FL 32503
coop2078.rc@gmail.com

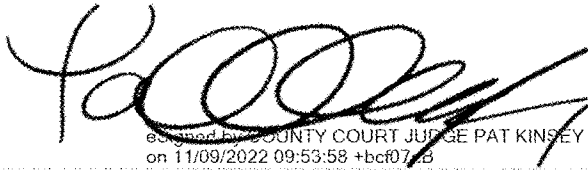
Defendant

FINAL JUDGMENT

The parties in this Small Claims case entered into a Stipulation for payments. The plaintiff notified the court that the defendant failed to pay as agreed. As a result, the plaintiff is entitled to a Final Judgment and it is,

ORDERED AND ADJUDGED that the Plaintiff, LVNV FUNDING LLC, 6801 S. Cimarron Road, Suite 424-J, Las Vegas NV 89113, shall recover from the Defendant, RACHEL COOPER: 245 BORDEAUX ST, PENSACOLA FL 32503-7343, \$2,295.19 plus court cost of \$370.00 for a total of \$2,665.19. The judgment shall bear interest at the prevailing statutory interest rate in accordance with *Florida Statute 55.03*, for all which let Execution issue.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.



esigned by COUNTY COURT JUDGE PAT KINSEY
on 11/09/2022 09:53:58 +bcf0718

Copies furnished to:
Tromberg, Morris & Poulin, PLLC
Attorney for Plaintiff

Defendant

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

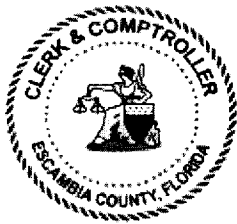
CERTIFICATE # 01223 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DONNA L COOPER 245 BORDEAUX STREET PENSACOLA, FL 32503	RACHEL A COOPER 245 BORDEAUX STREET PENSACOLA, FL 32503
--	---

LVNV FUNDING LLC
6801 S CIMARRON RD SUITE 424-J
LAS VEGAS NV 89113

WITNESS my official seal this 15th day of August 2024.



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 2, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 01223**, issued the **1st** day of **June, A.D., 2022** 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:

LT 36 BLK A 1ST ADDN BEAUCLERC EST PB 8 P 62 OR 7974 P 1163

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031758186 (1024-01)

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

DONNA L COOPER and RACHEL A COOPER

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 **2nd** day of **October 2024**.

Dated this 16th day of August 2024.

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

DONNA L COOPER [1024-01]
245 BORDEAUX STREET
PENSACOLA, FL 32503

9171 9690 0935 0127 1819 86

RACHEL A COOPER [1024-01]
245 BORDEAUX STREET
PENSACOLA, FL 32503

9171 9690 0935 0127 1819 93

LVNV FUNDING LLC [1024-01]
6801 S CIMARRON RD SUITE 424-J
LAS VEGAS NV 89113

9171 9690 0935 0127 1819 62

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 2, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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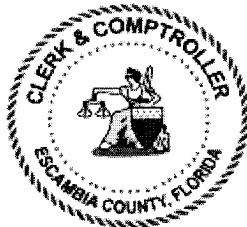
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Dated this 15th day of August 2024.

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Post Property:

245 BORDEAUX ST 32503



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 2, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 01223**, issued the **1st** day of **June, A.D., 2022** 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:

LT 36 BLK A 1ST ADDN BEAUCLERC EST PB 8 P 62 OR 7974 P 1163

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031758186 (1024-01)

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

DONNA L COOPER and RACHEL A COOPER

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 **2nd** day of **October 2024**.

Dated this 15th day of August 2024.

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.

Personal Services:

DONNA L COOPER
245 BORDEAUX STREET
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

RACHEL A COOPER
245 BORDEAUX STREET
PENSACOLA, FL 32503

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

1024-01

Document Number: ECSO24CIV029149NON

Agency Number: 24-008879

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01223 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE DONNA L COOPER AND RACHEL A COOPER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 8/23/2024 at 9:02 AM and served same on DONNA L COOPER , at 7:25 AM on 8/26/2024 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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 2, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 01223**, issued the **1st day of June, A.D., 2022** 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:

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Dated this 15th day of August 2024.

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.

Personal Services:

DONNA L COOPER
245 BORDEAUX STREET
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
2024 AUG 23 AM 9:02
RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1024-01

Document Number: ECSO24CIV029146NON

Agency Number: 24-008878

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01223 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE DONNA L COOPER AND RACHEL A COOPER

Defendant:

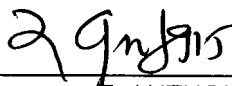
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 8/23/2024 at 9:02 AM and served same on RACHEL A COOPER , in ESCAMBIA COUNTY, FLORIDA, at 7:25 AM on 8/26/2024 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: DONNA COOPER, WIFE, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



T. ANTHONY, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: MRM

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1024-01

Document Number: ECSO24CIV029141NON

Agency Number: 24-008877

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01223 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE DONNA L COOPER AND RACHEL A COOPER

Defendant:

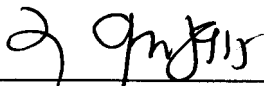
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/23/2024 at 9:02 AM and served same at 7:25 AM on 8/26/2024 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: _____



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

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Post Property:

245 BORDEAUX ST 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
2024 AUG 23 PM 5:02
850-595-3793

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



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

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

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

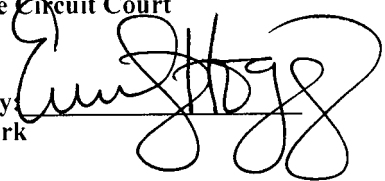
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 031758186 Certificate Number: 001223 of 2022**

**Payor: STEPHEN MACK 40496 RIVERWOOD ESTATE LANE CLAYTON NY 13624 Date
9/6/2024**

Clerk's Check #	1	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$5,748.98
		Postage	\$24.60
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,287.62

\$6,201.75

**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
 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 # 2022 TD 001223

Redeemed Date 9/6/2024

Name STEPHEN MACK 40496 RIVERWOOD ESTATE LANE CLAYTON NY 13624

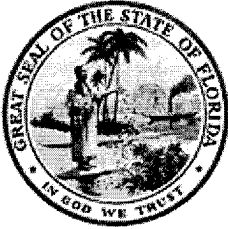
Clerk's Total = TAXDEED	\$497.04	\$6,160.15
Due Tax Collector = TAXDEED	\$5,748.98	
Postage = TD2	\$24.60	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 031758186 Certificate Number: 001223 of 2022

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/2/2024"/>	Redemption Date <input type="text" value="9/6/2024"/>
Months	6	5
Tax Collector	<input type="text" value="\$5,268.56"/>	<input type="text" value="\$5,268.56"/>
Tax Collector Interest	\$474.17	\$395.14
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,748.98	<input type="text" value="\$5,669.95"/> 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	\$34.20
Total Clerk	\$497.04	<input type="text" value="\$490.20"/> 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="\$24.60"/>	<input type="text" value="\$24.60"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,287.62	\$6,201.75
	Repayment Overpayment Refund Amount	\$85.87
Book/Page	<input type="text" value="9137"/>	<input type="text" value="612"/>

DONNA L COOPER [1024-01]
245 BORDEAUX STREET
PENSACOLA, FL 32503

9171 9690 0935 0127 1819 86

RACHEL A COOPER [1024-01]
245 BORDEAUX STREET
PENSACOLA, FL 32503

9171 9690 0935 0127 1819 93

LVNV FUNDING LLC [1024-01]
6801 S CIMARRON RD SUITE 424-J
LAS VEGAS NV 89113

9171 9690 0935 0127 1819 62

Redeemed

CERTIFIED MAIL™

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

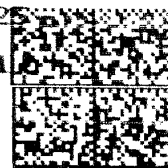


9171



,819 93

UNCLAIMED



quadrant

FIRST-CLASS MAIL
(M)

\$008.16⁹

08/22/2024 ZIP 32502
043M31219251

US POSTAGE

RACHEL A COOPER [1024-01]
245 BORDEAUX STREET
PENSACOLA, FL 32503

NIXIE

322 DE 1

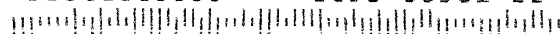
0009/13/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32503-7343 UNC
32502>5833

BC: 32502583335

*2638-00301-22-37



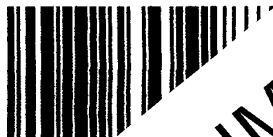
2024 SEP 17 A 11:10
PENSACOLA COUNTY, FL

WD
8-24-24
2:16

1st NIXIE
8-24
8-29
9-8

CERTIFIED MAIL

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

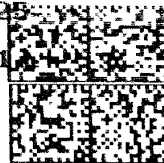


UNCLAIMED

000A FL 325

6 2024PM 1

1819 86



quadrant

FIRST-CLASS MAIL
IM1

\$008.16⁰

08/22/2024 ZIP 32502
043M31219251

US POST

11:10

ITY, FL

1024 SEP 2

DOAM.

1024-01

UNCLAIMED

1 95276187016423

UNC
325025833

NIXIE

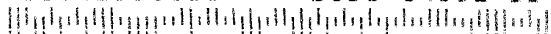
322 DE 1

0009/13/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*2638-04551-22-37



8-24
8-29
9-8

THE SUMMATION WEEKLY


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

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

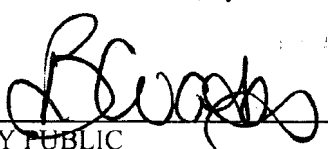
2022 TD 01223 ASSEMBLY TAX 36 LLC Cooper

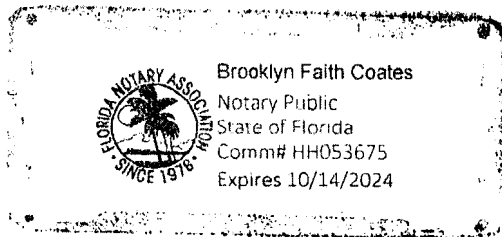
was published in said newspaper in and was printed and released from 8/28/2024 until 9/18/2024 for a consecutive 4 weeks.

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 [X] physical presence or [] online notarization, on 9/18/2024, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



THE SUMMATION WEEKLY

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

cont. Emily Hogg, Deputy Clerk; 2022 TD 01223 ASSEMBLY TAX 36 LLC Cooper

Order No: 7330

NOTICE OF APPLICATION FOR TAX DEED Deputy Clerk

NOTICE IS HEREBY GIVEN, That 4WR8/28-9/18TD
ASSEMBLY TAX 36 LLC holder of Tax
Certificate No. 01223, issued the 1st day of
June, A.D., 2022 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:

LT 36 BLK A 1ST ADDN BEAUCLERC EST
PB 8 P 62 OR 7974 P 1163

SECTION 28, TOWNSHIP 1 S, RANGE 30 W
TAX ACCOUNT NUMBER 031758186
(1024-01)

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

DONNA L COOPER and RACHEL A
COOPER

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 2nd day of October 2024.

Dated this 22nd day of August 2024.

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

Name Emily Hogg, Deputy Clerk
Order Number 7330
Order Date 8/22/2024
Number Issues 4
Pub Count 1
First Issue 8/28/2024
Last Issue 9/18/2024
Order Price \$200.00
Publications The Summation Weekly

Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA