



# 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

0924-65

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 03, 2024
Property description	RUSSELL JOSEPH RUSSELL MARY EST OF C/O SUMMER MCCORMICK, EMILIA F 5412 COVENTRY AVE PENSACOLA, FL 32526 2467 BUCKINGHAM RD 05-3922-335 LT 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294	Certificate #	2022 / 2273
		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)
# 2022/2273	06/01/2022	304.27	15.21	319.48
→Part 2: Total*				319.48

## 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)
# 2023/2249	06/01/2023	183.80	6.25	30.33	220.38
# 2021/2068	06/01/2021	302.02	6.25	61.66	369.93
Part 3: Total*					590.31

## 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)	909.79
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	151.26
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)	1,436.05

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

Sign here: Jennifer D. Cassidy Escambia, Florida  
Signature, Tax Collector or Designee Date April 22nd, 2024

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

+ \$6.25

<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>09/04/2024</u>	
Signature, Clerk of Court or Designee	

## INSTRUCTIONS

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

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

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

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

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

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

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

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

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

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

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

### Clerk of Court (complete Part 5)

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400056

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
05-3922-335	2022/2273	06-01-2022	LT 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294

I agree to:

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

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

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

04-03-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 132S302400040004 <b>Account:</b> 053922335 <b>Owners:</b> RUSSELL JOSEPH RUSSELL MARY EST OF <b>Mail:</b> C/O SUMMER MCCORMICK, EMILIA FULTON 5412 COVENTRY AVE PENSACOLA, FL 32526 <b>Situs:</b> 2467 BUCKINGHAM RD 32526 <b>Use Code:</b> VACANT RESIDENTIAL <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>2023</td> <td>\$10,000</td> <td>\$0</td> <td>\$10,000</td> <td>\$9,900</td> </tr> <tr> <td>2022</td> <td>\$9,000</td> <td>\$0</td> <td>\$9,000</td> <td>\$9,000</td> </tr> <tr> <td>2021</td> <td>\$9,000</td> <td>\$0</td> <td>\$9,000</td> <td>\$9,000</td> </tr> </tbody> </table> <a href="#">Disclaimer</a>  <a href="#">Tax Estimator</a>  <a href="#">File for Exemption(s) Online</a>  <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2023	\$10,000	\$0	\$10,000	\$9,900	2022	\$9,000	\$0	\$9,000	\$9,000	2021	\$9,000	\$0	\$9,000	\$9,000																						
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<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																														

Section  
Map Id:  
13-25-30-1

Approx.  
Acreage:  
0.1090

Zoned:   
HDMU  
HDMU  
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HDMU

Evacuation  
& Flood  
Information  
Open  
Report



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

Buildings

Images



3/8/2022 12:00:00 AM

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

Last Updated:04/25/2024 (tc.3712)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02273**, 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 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294**

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053922335 (0924-65)**

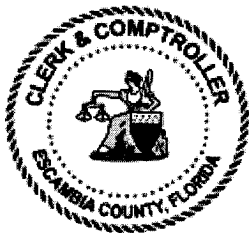
The assessment of the said property under the said certificate issued was in the name of

**JOSEPH RUSSELL and MARY RUSSELL EST OF**

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 September, which is the **4th day of September 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 #: 05-3922-335 CERTIFICATE #: 2022-2273

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: May 2, 2004 to and including May 2, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: May 26, 2024

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

May 26, 2024

Tax Account #: **05-3922-335**

1. The Grantee(s) of the last deed(s) of record is/are: **FEE SIMPLE: SUMMER N MCCORMICK, EMILIA D FULTON, GABRIELLA D FULTON, WAYLON MCCORMICK CONTRACTUAL INTEREST: LUIS ARNOLDA RODRIQUES AND SARA MARIE FAVREAU RODRIQUES**

**By Virtue of Quit Claim Deed recorded 12/19/2017 in OR 7825/1295 AND SALES AGREEMENT RECORDED 03/14/2016 IN OR 7491/1219**

**ABSTRACTOR'S NOTE: NO MARITAL OR HOMESTEAD STATUS ON GRANTOR OF ABOVE QUIT CLAIM DEED OR SALES AGREEMENT**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

**a. NONE**

4. Taxes:

**Taxes for the year(s) 2020-2023 are delinquent.**

**Tax Account #: 05-3922-335**

**Assessed Value: \$9,900.00**

**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**

<b>TAX DEED SALE DATE:</b>	<u>SEPT 4, 2024</u>
<b>TAX ACCOUNT #:</b>	<u>05-3922-335</u>
<b>CERTIFICATE #:</b>	<u>2022-2273</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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**JOSEPH RUSSELL AND EST OF MARY RUSSELL**  
**SUMMER N MCCORMICK**  
**EMILIA D FULTON**  
**GABRIELLA D FULTON**  
**WAYLON MCCORMICK**  
**SARA MARIE FAREAU RODRIQUES**  
**AND LUIS ARNOLDA RODRIQUES**  
**5412 COVENTRY AVE**  
**PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 26<sup>th</sup> day of May, 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**

**May 26, 2024**

**Tax Account #:05-3922-335**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR  
7825 P 1294**

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-3922-335(0924-65)**

1050  
10

Prepared by: M P Brigman, an officer of  
Chaubec, Inc.  
1407 1/2 June Ave, Ste B  
Panama City FL 32401

## Warranty Deed (CORPORATION)

DEED DOC STAMPS PD & ESC 20 \$ 0.70  
02/03/03 ERNIE LEE MAGNIA, CLERK  
By: *[Signature]*

STATE OF FLORIDA  
COUNTY OF Bay

(Statutory- Sec. 689.02F.S.)

KNOW ALL MEN BY THESE PRESENTS: That Chaubec, Inc Grantor\*  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the  
receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto

Joseph and Mary Russell  
2467 Buckingham, Pensacola FL 32505

Grantee\*

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

SEE ATTACHED LEGAL DESCRIPTION

Subject to easements and restrictions of record, if any, which are specifically not extended or  
reimposed hereby. Subject to 2002 taxes and assessments.

And said grantor does hereby fully warrant the title to said land, and will defend the same against  
the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day on:

WITNESS

*[Signature]*  
Amy Strausbaugh

Chaubec, Inc.,

*[Signature]*  
Amy Strausbaugh  
PLEASE PRINT OR TYPE NAME AS IT APPEARS

By: *[Signature]*  
It's Pros

*[Signature]*  
Victoria Warren

*[Signature]*  
Victoria Warren  
PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF FLORIDA

COUNTY OF Bay

I HEREBY CERTIFY, that on 21 Jan 03 before me personally appeared  
M. P. Brigman, who is (are) personally known to me or has  
produced the identification identified below, who is (are) the person(s) described in and who  
executed the foregoing instrument, and who after being duly sworn says that the execution hereof  
is a free act and deed for the uses and purposes herein mentioned.


SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and  
official seal, the day and year last aforesaid.

☒ To me personally known ☐ Identified by Drivers License ☐ Identified by:

My Commission expires NOV 2, 2005

Commission No: DD067044

*[Signature]*  
Amy Strausbaugh  
Notary Public

 Amy Strausbaugh  
MY COMMISSION # DD067044 EXPIRES  
PLEASE PRINT OR TYPE NAME AS IT APPEARS  
SIGNED AND NOTED FOR INSTRUMENT, INC.

OR BK 5061 PG0761  
Escambia County, Florida  
INSTRUMENT 2003-054968

Lot 4, Block "D", First Addition to King George Estates, a  
subdivision of a portion of Section 13, Township 2 South, Range  
30 West, as recorded in Plat Book 7 at Page 18 of the Public  
Records of Escambia County, Florida.

RCD Feb 03, 2003 10:21 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2003-054968

This sales agreement (the "Agreement") dated this 2nd Day of October, 2014 (the "execution date")

BETWEEN:

Joseph Russell (seller)

AND

Luis Arnolda Rodriques and/or Sara Marie Favreau Rodriques (buyers)

IN CONSIDERATION OF monies to be paid to the Seller by the Buyer in the amount of twenty-seven thousand five hundred dollars and no cents (\$27,500), for which the Seller agrees to sell a complete home, description and agreement as follows:

Property Description:

1. The property is situated at 2467 Buckingham Road Pensacola Florida 32526 in Escambia County and is being sold as, where is. There are two sheds, green house, and a 1985 Redman single wide trailer and the land situated thereon. This includes all fixtures and improvements on the property and is subject to all legal encumbrances, covenants, easements, and such, as may exist now and at the time of the Agreement.

The Buyer agrees to purchase the property as follows:

- A. Initial payment payable upon the effective date of the original agreement, October 2<sup>nd</sup> 2014 is five thousand dollars and no cents (\$5,000). Receipt of which is acknowledged by the Seller.
- B. Monthly payments, beginning February 1, 2014 and due and payable the FIRST day of each month to follow, for the duration of the Agreement, in the amount of three hundred dollars and no cents (\$300). The contract length is 75 months.
- C. Rent is to be paid in full on the FIRST day of each month.
- D. Any payment paid late, after the first day of the month will be charged a thirty five dollar (\$35.00) late fee.
- E. Any returned check will be charged a fee of fifty dollars (\$50); any return check for which payment is eventually paid after the due date, is also subject to the thirty five dollar (\$35.00) late fee.
- F. Buyer agrees that until this Agreement is paid in full, there will be 2 adults and 3 children that will reside in the household. There will be no guests allow to stay longer than a 14 day period without the written approval of the Seller.

- G. Insurance MUST be maintained on the mobile home against loss (total replacement and liability) for the duration of this Agreement. Buyer will pay seller a lump sum of \$299.86 to secure insurance within 30 days of this Agreement being signed. **Failure to insure the property to the satisfaction of the Seller will be cause for the property to revert back to the Seller with forfeiture of all funds paid. In which case, the Seller will notify the Buyer via mail and the Buyer agrees to vacate the property no later that the date of the mailing.**
- H. If any monthly payment is more than 90 days late (paid no later than 5:00pm of the 90<sup>th</sup> calendar day from the due date, the property automatically reverts back to the Seller and all monies paid by the buyer are forfeited. In which case, the Seller will notify the Buyer by mail and Buyer agrees to vacate the property no later than 15 days from the mailing date.
- I. The total selling price is, and the total sum to be paid by the Buyer is twenty seven thousand five hundred dollars and no cents (\$27,500).
- J. The initial payment of five thousand dollars and no cents (\$5,000) and monthly payments of three hundred dollars and no cents (\$300.00) each, make up the total purchase price of twenty seven thousand five hundred dollars and no cents (\$27,500). Any late fees, returned check fees, or insurance payments are excluded and are not part of the purchase price.
- K. All property taxes and assessments, beginning with the tax year in effect at the original execution of this Agreement (October 2<sup>nd</sup> 2014) are the responsibility of the Buyer. Each tax year, the Buyer agrees to pay to the Seller the amount for which Escambia County has billed of taxes and assessments no later than thirty (30) days of receipt of bill.
- L. There is no penalty for early payment of this agreement.
- M. Buyer agrees to repair and maintain the property in merchantable condition. Any and all repairs shall be completed in a timely manner including coating the roof on a yearly basis to prevent leaks. Repairs that put the property at risk such as but not limited to leaking roof or water pipes shall be secured immediately so that no more damages occur. Repairs are to be made within 30 days.
- N. At the completion of this agreement, the buyer will provide the seller with sufficient time to remove any personal property stored in the shed(s) and the shop on property. Buyer agrees Seller has one year from the original date of this Agreement (October 2nd 2014) to remove personal property from the BLUE shed. Three years to remove personal belongings from the large shed and shop.

## IMPORTANT CONTRACT DATES:

Original date and signing of Agreement: October 2, 2014

Signing of updated agreement: 3/4/16

Date of final payment: October 2, 2022

CLOSING: The Buyer assumes all cost and liability for any title insurance and for the preparation and recording of any and all transfer documents. Any taxes are the responsibility of the respective parties. At the completion of the Agreement, Seller agrees to inspect transfer documents within 30 days, and has the right to refuse to sign if they do not correctly describe the property: upon advising the Buyer, who will make the necessary corrections. Otherwise, the Seller agrees to sign the transfer documents to complete the transfer within thirty days of finalization of the transfer papers.

## CONTINGENCIES:

- A. Buyer has no contingencies against completion of the Agreement. Buyer has waived their right professional inspection of the property and agrees to purchase as is, without exception, including any and all encumbrances as may be present.
- B. Seller acknowledges that to the best of this knowledge and belief there are no liens or other demands against the property.
- C. Any waiver of fees or changes in this agreement must be made in writing and signed by all parties to the agreement and shall have a clear date of execution.

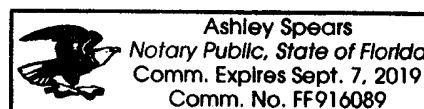
The foregoing constitutes the entire Agreement and there are no attachments and no other parts included at the time of signing. If any portion of this Agreement is found invalid, the remainder of the Agreement survives and is in full force and effect.

The purpose of this updated Agreement is to clarify the Original Agreement which was executed on October 2, 2014.

The parties to this Agreement hereby acknowledge this act to be their free will and deed.

James W. E. Smith Date 3-4-16 Luis A. Rodriguez Date 3/4/16  
 Witness James W. E. Smith Luis Arnoldo Rodriguez, Buyer  
Kelly Wilzer Date 3-4-16 Sara Marie Favreau Rodriguez Date 3/4/16  
 Witness Kelly Wilzer Sara Marie Favreau Rodriguez, Buyer  
Mercedes Thorp Date 3-4-16 Joseph Russell Date 3/4/16  
 Witness Mercedes Thorp Joseph Russell, Seller  
 WITNESS my hand and official seal, this 4 day of  
March A.D. 2016.

Ann Ann  
 Notary Public  
 State of Florida at Large



## Quitclaim Deed

RECORDING REQUESTED BY Joseph Russell  
AND WHEN RECORDED MAIL TO:

Summer N. McCormick, Grantee(s)

Emilia D. Fulton, Gabriella D.

Fulton, Waylon McCormick ~~(s)~~ SA

Consideration: \$ Gift

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

Assessor's Parcel No.: LT 4 BLK D 1ST ADDN To King George Estates PB 7 P 18 or 4014 0665

PREPARED BY: Madeline Russell certifies herein that he or she has prepared  
this Deed.

Madeline Russell  
Signature of Preparer

12-14-2017  
Date of Preparation

Madeline Russell  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12-19-2017 in the County of

Escambia, State of Florida

by Grantor(s), Joseph Russell,

whose post office address is 5412 Coventry Ave. Pensacola FL 32526

to Grantee(s), Summer N. McCormick, Emilia D. Fulton, Gabriella D. Fulton, Waylon McCormick

whose post office address is 2467 Buckingham Rd. Pensacola FL 32526 ~~(s)~~ SA

WITNESSETH, that the said Grantor(s), Joseph Russell,

for good consideration and for the sum of \_\_\_\_\_

(\$ \_\_\_\_\_) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title



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

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

**GRANTOR(S):**

Joseph Russell  
Signature of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

Joseph Russell  
Print Name of Grantor

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

Emily Hogg  
Signature of First Witness to Grantor(s)

Kathy Styrus  
Signature of Second Witness to Grantor(s)

Emily Hogg  
Print Name of First Witness to Grantor(s)

Kathy Styrus  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

\_\_\_\_\_  
Signature of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Grantee

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

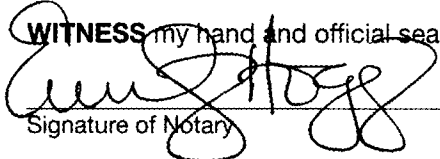
\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of Florida  
County of Escambia  
On 12/19/17, before me, Emily Hogg, a notary  
public in and for said state, personally appeared, Joseph Russell

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

**WITNESS** my hand and official seal.

  
Signature of Notary



Affiant Known \_\_\_\_\_ Produced ID ☒

Type of ID FL DL

(Seal)

Exhibit "A"

Lot 4 Block D 1ST ADDN Talking George  
Estates PB 7 P18 or 4014 J P 665

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02273 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOSEPH RUSSELL  
C/O SUMMER MCCORMICK, EMILIA FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

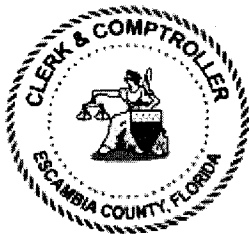
MARY RUSSELL EST OF  
C/O SUMMER MCCORMICK, EMILIA FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

SUMMER N MCCORMICK EMILIA D FULTON  
5412 COVENTRY AVE 5412 COVENTRY AVE  
PENSACOLA, FL 32526 PENSACOLA, FL 32526

GABRIELLA D FULTON WAYLON MCCORMICK  
5412 COVENTRY AVE 5412 COVENTRY AVE  
PENSACOLA, FL 32526 PENSACOLA, FL 32526

SARA MARIE FAREAU RODRIQUES LUIS ARNOLDA RODRIQUES  
5412 COVENTRY AVE 5412 COVENTRY AVE  
PENSACOLA, FL 32526 PENSACOLA, FL 32526

WITNESS my official seal this 18th day of July 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 September 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02273**, 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 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294**

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053922335 (0924-65)**

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

**JOSEPH RUSSELL and MARY RUSSELL EST OF**

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 September, which is the **4th day of September 2024**.

Dated this 22nd day of July 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

JOSEPH RUSSELL [0924-65]  
C/O SUMMER MCCORMICK, EMILIA  
FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1828 60

MARY RUSSELL EST OF [0924-65]  
C/O SUMMER MCCORMICK, EMILIA  
FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1828 77

SUMMER N MCCORMICK [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1828 84

EMILIA D FULTON [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1828 91

GABRIELLA D FULTON [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1829 07

WAYLON MCCORMICK [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1827 23

SARA MARIE FAREAU RODRIQUES  
[0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1827 30

LUIS ARNOLDA RODRIQUES [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1827 47

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Dated this 22nd day of July 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.

**Post Property:**

**2467 BUCKINGHAM RD 32526**



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

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**JOSEPH RUSSELL**

C/O SUMMER MCCORMICK, EMILIA  
FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



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### Personal Services:

**MARY RUSSELL EST OF**

**C/O SUMMER MCCORMICK, EMILIA  
FULTON**

**5412 COVENTRY AVE  
PENSACOLA, FL 32526**

**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**

0924-65

**Document Number:** ECSO24CIV025621NON

**Agency Number:** 24-008161

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02273 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE JOSEPH RUSSELL AND MARY RUSSELL EST OF  
**Defendant:**

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

Individual

Received this Writ on 7/26/2024 at 8:47 AM and served same on JOSEPH RUSSELL , at 11:29 AM on 7/30/2024 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: \_\_\_\_\_

 729  
R. REIN, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: LCMITCHE

**WARNING**

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Dated this 22nd day of July 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:**

**JOSEPH RUSSELL**

**C/O SUMMER MCCORMICK, EMILIA  
FULTON**

**5412 COVENTRY AVE  
PENSACOLA, FL 32526**

**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**

0924-65

**Document Number:** ECSO24CIV025622NON

**Agency Number:** 24-008162

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02273 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE JOSEPH RUSSELL AND MARY RUSSELL EST OF  
**Defendant:**

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

Received this Writ on 7/26/2024 at 8:47 AM and served same at 11:29 AM on 7/30/2024 in ESCAMBIA COUNTY, FLORIDA, by serving MARY RUSSELL EST OF , the within named, to wit: JOSEPH RUSSELL, OWNER/RESIDENT.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

 929

R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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**Personal Services:**

**MARY RUSSELL EST OF**

**C/O SUMMER MCCORMICK, EMILIA  
FULTON**

**5412 COVENTRY AVE  
PENSACOLA, FL 32526**

**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**

0924-65

**Document Number:** ECSO24CIV025542NON

**Agency Number:** 24-008116

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02273 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: JOSEPH RUSSELL AND MARY RUSSELL EST OF  
**Defendant:**

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

Received this Writ on 7/26/2024 at 8:45 AM and served same at 8:10 AM on 7/30/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

## WARNING

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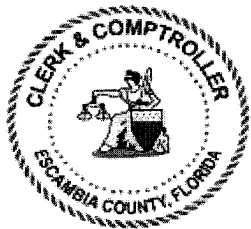
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### Post Property:

**2467 BUCKINGHAM RD 32526**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY  
CLERK OF THE CIRCUIT COURT  
2024 JUL 26 AM 9:45

JOSEPH RUSSELL [0924-65]  
C/O SUMMER MCCORMICK, EMILIA  
FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1828 60

SUMMER N MCCORMICK [0924-65]  
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PENSACOLA, FL 32526

9171 9690 0935 0127 1828 84

GABRIELLA D FULTON [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1829 07

SARA MARIE FAREAU RODRIQUES  
[0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1827 30

MARY RUSSELL EST OF [0924-65]  
C/O SUMMER MCCORMICK, EMILIA  
FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1828 77

EMILIA D FULTON [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1828 91

WAYLON MCCORMICK [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1827 23

LUIS ARNOLDA RODRIQUES [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

9171 9690 0935 0127 1827 47

*Served*



## 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 September 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02273**, 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 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294**

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053922335 (0924-65)**

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

**JOSEPH RUSSELL and MARY RUSSELL EST OF**

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 September, which is the **4th day of September 2024**.

Dated this 22nd day of July 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

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

16 JUL 2024 PM 21

9171 9690 0935 0127 1828 84



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

07/26/2024 ZIP 32502  
043M31219251

US POSTAGE

CLERK OF CIRCUIT COURT  
2024 AUG 19 PM 12:56  
PENSACOLA, FL 32502

SUMMER N MCCORMICK [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

7/24  
1/2

NIXIE

322 DE 1

0000/13/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

BC: 32502583335

\*2738-00305-26-36

32502583335  
02520-242514



**CERTIFIED MAIL™**

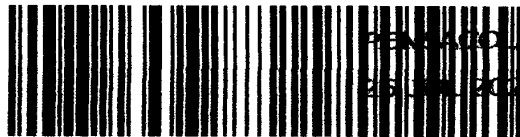
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

25 JUL 2024 PM 2



9171 9690 0935 0127 1828 60

quadiant

FIRST-CLASS MAIL

IMI

**\$008.16<sup>0</sup>**

07/26/2024 ZIP 32502  
043M31219251

US POSTAGE

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
OFFICIAL RECORDS

2024 AUG 19 PM 12:15

PENSACOLA COUNTY, FL

JOSEPH RUSSELL [0924-65]

C/O SUMMER MCCORMICK, EMILIA

FULTON

5412 COVENTRY AVE

PENSACOLA, FL 32526

*Handwritten:* ✓/N 7/24

NIXIE

322 DE 1

0008/15/24

RETURN TO SENDER

UNCLAIMED

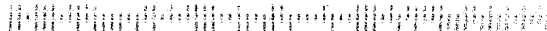
UNABLE TO FORWARD

UNC

BC: 32502583335

\*2738-00227-26-36

32502583335  
32526-2421



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

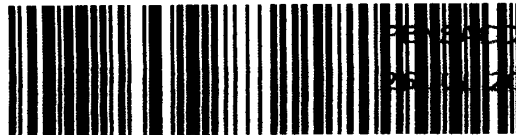
221 Palafox Place, Suite 110

Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT  
PENSACOLA, FL 32502

2024 AUG 19 PM 12:38

PANAMA COUNTY, FL



9171 9690 0935 0127 1828 77

PENSACOLA FL 325

25 AUG 2024 PM 12:38



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FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

07/26/2024 ZIP 32502  
043M31219251

US POSTAGE

MARY RUSSELL EST OF [0924-65]  
C/O SUMMER MCCORMICK, EMILIA  
FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

*Handwritten:* 6/12/24

NIXIE

322 DE 1

0008/15/24

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

UNC

BC: 32502583335

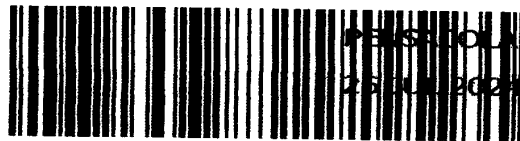
\*2738-01169-26-36

3250258333  
32526-212512

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL™**

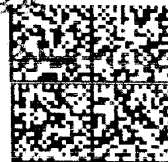
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



PENSACOLA FL 325

25 JUN 2024 PM

9171 9690 0935 0127 1827 23



quadiant

FIRST-CLASS MAIL  
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**\$008.16<sup>0</sup>**

07/26/2024 ZIP 32502  
043M31219251

US POSTAGE

PAM CHILDERS  
CLERK & COMPTROLLER  
AUG 19 P 12:56  
PENSACOLA COUNTY, FL

WAYLON MCCORMICK [0924-65]  
54 COUNTRY AVE  
PENSACOLA, FL 32526

*L/W  
7/29*

NIXIE

322 DE 1

0008/13/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

BC: 32502583335 \*2738-01157-26-36

3250258333  
325025-2120

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT  
PENSACOLA, FL  
2024 AUG 19 PM 12:56

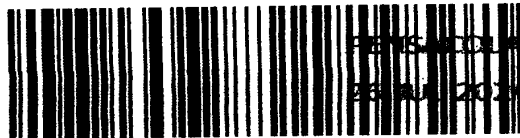
2024 AUG 19 PM 12:56

PENSACOLA COUNTY, FL

LUIS ARNOLDA RODRIQUES [0924-65]

5412 COVENTRY AVE

PENSACOLA, FL 32526



9171 9690 0935 0127 1827 47

PENSACOLA FL 325

26 AUG 2024 PM 2:14



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07/26/2024 ZIP 32502  
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**US POSTAGE**

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0008/15/24

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

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BC: 32502583335 \*2738-00731-26-36

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0008/15/24





**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS  
FILE

2024 AUG 19 P 12:55

PENSACOLA COUNTY, FL

SARA MARIE FAREAU RODRIQUES

[0924-65]

5412 COVENTRY AVE

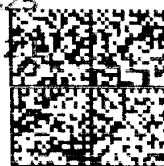
PENSACOLA, FL 32526



9171 9690 0935 0127 1827 30

PENSACOLA FL 325

25 AUG 2024 PM 2:14



quadiant

FIRST-CLASS MAIL

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07/26/2024 ZIP 32502  
043M31219251

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RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

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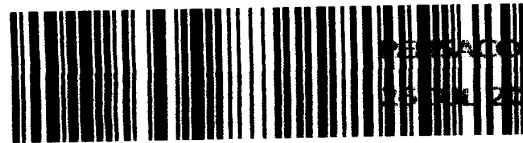
BC: 32502583335

\*2738-01446-26-36

325025833  
32526-2125

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™



9171 9690 0935 0127 1828 91

PENSACOLA FL 325

15 JUL 2024 PM 2:11



quadiant

FIRST-CLASS MAIL

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\$008.16<sup>0</sup>

07/26/2024 ZIP 32502  
043M31219251

US POSTAGE

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

PAM CHILDERS  
CLERK OF CIRCUIT COURT  
PENSACOLA, FL  
AUG 19 P 12:55  
COUNTY, FL  
EMILIA D FULTON [0924-65]  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

*Handwritten:* 4/24

NIXIE

322 DE 1

0008/15/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC

BC: 32502583335

\*2738-01578-26-06

32502-5833-  
32526-212512

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

26 JUL 2024 PM 2:11



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07/26/2024 ZIP 32502  
043M31219251

US POSTAGE

9171 9690 0935 0127 1829 07

PAM CHILDERS  
CLERK OF CIRCUIT COURT  
OFFICIAL RECORDS

AUG 19 P 12:55

FLORIDA COUNTY, FL

GABRIEL D FULTON [0924-65]

5412 COVENTRY AVE

PENSACOLA, FL 32526

NIXIE

322 DE 1

0008/15/24

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

UNC

BC: 32502583335

\*0238-04950-15-47

325025833  
000000-2101





# Escambia Sun Press

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

## STATE OF FLORIDA

County of Escambia

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

DATE – 09-04-2024 – TAX CERTIFICATE #'S 02273

in the Court  
was published in said newspaper in the issues of  
AUGUST 1, 8, 15, 22, 2024

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

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver  
Date: 2024.08.22 10:45:43 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 22ND day of AUGUST  
A.D., 2024

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2024.08.22 10:55:33 -05'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2028  
Commission No. HH 535214

Page 1 of 1

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 02273, 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 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294 SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053922335 (0924-65)

The assessment of the said property under the said certificate issued was in the name of JOSEPH RUSSELL and MARY RUSSELL EST OF

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 September, which is the 4th day of September 2024.

Dated this 25th day of July 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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-08-01-08-15-22-2024

**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



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

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

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

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

**Cert # 002273 of 2022 Date 9/4/2024  
 Name LEE ANTHONY**

**Cash Summary**

Cash Deposit	\$1,125.00
Total Check	\$21,575.00
Grand Total	\$22,700.00

Purchase Price (high bid amount)	\$22,500.00	Total Check	\$21,575.00
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$157.50	Adv Doc. Stamps	\$157.50
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,105.80	Postage	\$65.60
		Researcher Copies	\$0.00
- postage	\$65.60		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$2,040.20	Registry of Court	\$2,040.20
Purchase Price (high bid)	\$22,500.00		
-Registry of Court	\$2,040.20	Overbid Amount	\$20,394.20
-advance recording (for mail certificate)	\$18.50		
-postage	\$65.60		
-Researcher Copies	\$0.00		
= Overbid Amount	\$20,394.20		

**PAM CHILDERS**  
 Clerk of the Circuit Court

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



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

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


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

**Case # 2022 TD 002273**

**Sold Date 9/4/2024**

**Name LEE ANTHONY**

RegistryOfCourtT = TAXDEED	\$2,040.20
overbidamount = TAXDEED	\$20,394.20
PostageT = TD2	\$65.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$157.50
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 <b>VIEW IMAGES</b>
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 002273	
4/26/2024	TD83	TAX COLLECTOR CERTIFICATION	
4/26/2024	TD84	PA INFO	
4/26/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024029759	
4/29/2024	TD84	NOTICE OF TDA	
6/5/2024	TD82	PROPERTY INFORMATION REPORT	
7/25/2024	TD81	CERTIFICATE OF MAILING	
8/2/2024	CheckVoided	CHECK (CHECKID 136086) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
8/2/2024	CheckMailed	CHECK PRINTED: CHECK # 900037475 - - REGISTRY CHECK	
8/6/2024	TD84	SHERIFF'S RETURN OF SERVICE	
8/21/2024	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
8/23/2024	TD84	PROOF OF PUBLICATION	
8/23/2024	CheckVoided	CHECK (CHECKID 136468) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
8/23/2024	CheckMailed	CHECK PRINTED: CHECK # 900037570 - - REGISTRY CHECK	

**FEEES**

--	--	--	--	--	--	--



EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
4/26/2024 10:08:04 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/26/2024 10:08:04 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
4/26/2024 10:08:04 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
4/26/2024 10:08:04 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
4/26/2024 10:08:05 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

## RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
4/26/2024 10:25:03 AM	2024029759	GREEN GULF GROUP CO	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
8/23/2024 1:02:52 PM	Check (outgoing)	101922928	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	120.00	900037570 CLEARED ON 8/23/2024
8/2/2024 9:58:15 AM	Check (outgoing)	101916852	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900037475 CLEARED ON 8/2/2024
4/26/2024 10:25:03 AM	Deposit	101888434	GREEN GULF GROUP CO		320.00	Deposit
Deposited			Used	Balance		
320.00			9,960.00	-9,640.00		

F CIRCUIT COURT & COMPTROLLER

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**\*\* Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.**

**Stamp**

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doo ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
09/04/2024	2022 TD 00227	132S34									.00	\$157.50	\$21,575.00	02273	We Are Having Fun 29 North DeVilliers
09/04/2024	2022 TD 00221	102S34									.00	\$39.90	\$5,497.40	02210	Bracey Estate 513 w Romana st
09/04/2024	2022 TD 00203	092S31									.00	\$223.30	\$30,570.80	02035	Queen of Housing 340 W 78th Rd Apt
09/04/2024	2019 TD 00716	075N3									.00	\$10.50	\$1,353.00	07161	Alan Charles Davis 111 state street pe

**Edit Name on Title** [X]

**Name on Title** | Custom Fields | Style

---

**Case Number:** 2022 TD 002273  
**Result Date:** 09/04/2024

**Title Information:**

Name:

Address1:

Address2:

City:

State:  ▼

Zip:

71045

Lee Anthony

\$22,500.00

Deposit  
\$1,125.00

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02273 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOSEPH RUSSELL  
C/O SUMMER MCCORMICK, EMILIA FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

MARY RUSSELL EST OF  
C/O SUMMER MCCORMICK, EMILIA FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

SUMMER N MCCORMICK EMILIA D FULTON  
5412 COVENTRY AVE 5412 COVENTRY AVE  
PENSACOLA, FL 32526 PENSACOLA, FL 32526

GABRIELLA D FULTON WAYLON MCCORMICK  
5412 COVENTRY AVE 5412 COVENTRY AVE  
PENSACOLA, FL 32526 PENSACOLA, FL 32526

SARA MARIE FAREAU RODRIQUES LUIS ARNOLDA RODRIQUES  
5412 COVENTRY AVE 5412 COVENTRY AVE  
PENSACOLA, FL 32526 PENSACOLA, FL 32526

WITNESS my official seal this 18th day of July 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

**STATE OF FLORIDA**

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE - 09-04-2024 - TAX CERTIFICATE #'S 02273

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

AUGUST 1, 8, 15, 22, 2024

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

Digitally signed by Michael P Driver  
 DN: c=US, o=The Escambia Sun Press LLC,  
 dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver  
 Date: 2024.08.22 10:45:43 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 22ND day of AUGUST  
 A.D., 2024

Digitally signed by Heather Tuttle  
 DN: c=US, o=The Escambia Sun Press LLC,  
 dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
 Date: 2024.08.22 10:55:33 -05'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**



HEATHER TUTTLE  
 Notary Public, State of Florida  
 My Comm. Expires June 24, 2028  
 Commission No. HH 535214

Page 1 of 1

**NOTICE OF APPLICATION FOR  
 TAX DEED**

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 02273, 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 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294 SECTION 13, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053922335 (0924-65)

The assessment of the said property under the said certificate issued was in the name of JOSEPH RUSSELL and MARY RUSSELL EST OF

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 September, which is the 4th day of September 2024.

Dated this 25th day of July 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  
 (SEAL)  
 By: Emily Hogg  
 Deputy Clerk

oaw-4w-08-01-08-15-22-2024

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024069348 9/10/2024 2:52 PM  
OFF REC BK: 9201 PG: 1545 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$157.50

Tax deed file number 0924-65

Parcel ID number 132S302400040004

## TAX DEED

Escambia County, Florida

for official use only

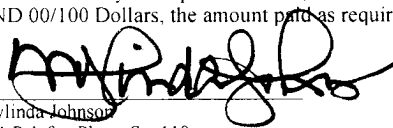
Tax Certificate numbered 02273 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 4th day of September 2024, the land was offered for sale. It was sold to **We Are Having Fun LLC**, 29 North DeVilliers St. Pensacola FL 32502, who was the highest bidder and has paid the sum of the bid as required by law.

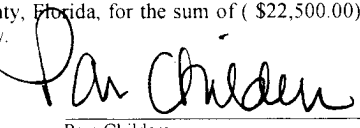
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

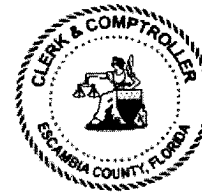
**Description of lands: LT 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294 SECTION 13, TOWNSHIP 2 S, RANGE 30 W**

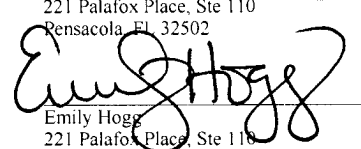
**\*\* Property previously assessed to: JOSEPH RUSSELL, MARY RUSSELL EST OF**


On 4th day of September 2024, in Escambia County, Florida, for the sum of ( \$22,500.00) TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

  
Mylinda Johnson  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

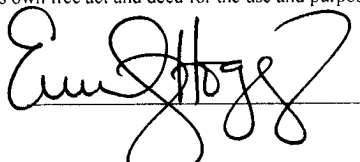
  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



  
Emily Hogg  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

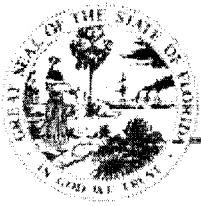
On this 4th day of September, 2024, before me personally appeared   
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid





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



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

EMILIA D FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022  
Account # 053922335

Property legal description:

**LT 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **September 4, 2024**, and a surplus of **\$20,005.19** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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

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

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

Dated this 11th day of September 2024.

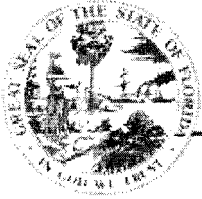


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0128 1819 47



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

GABRIELLA D FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022  
Account # 053922335

Property legal description:

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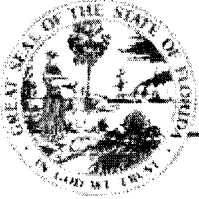


ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

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

**9171 9690 0935 0128 1819 54**



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

JOSEPH RUSSELL  
C/O SUMMER MCCORMICK, EMILIA FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022  
Account # 053922335

Property legal description:

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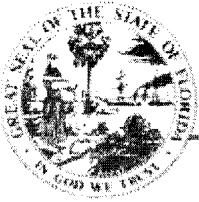
ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

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# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

LUIS ARNOLDA RODRIQUES  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022  
Account # 053922335

Property legal description:

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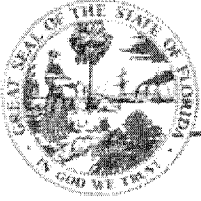


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0128 1819 78



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

MARY RUSSELL EST OF  
C/O SUMMER MCCORMICK, EMILIA FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022  
Account # 053922335

Property legal description:

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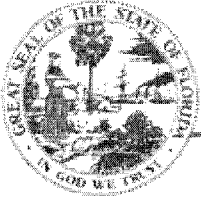


ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

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

9171 9690 0935 0128 1819 85



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

SARA MARIE FAREAU RODRIQUES  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022  
Account # 053922335

Property legal description:

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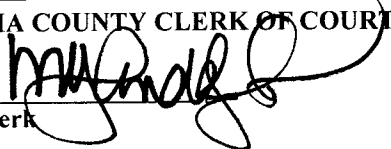
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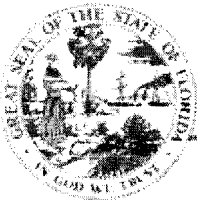


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0128 1819 92



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

SUMMER N MCCORMICK  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022  
Account # 053922335

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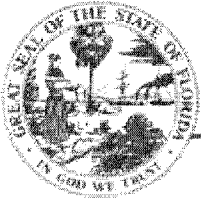


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0128 1818 93



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

WAYLON MCCORMICK  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022  
Account # 053922335

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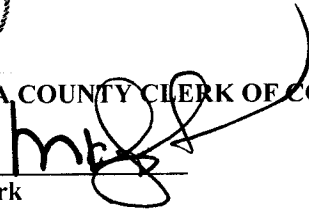
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ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

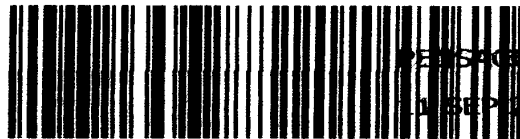
Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 1819 09

Tax Certificate #	2022 TD 02273					
Account #	053922335					
Property Owner	Joseph Russell Mary Russell Est d					
Property Address	2467 Buckingham Rd 32526					
SOLD TO:	Lee Anthony \$22,500.00					
Disbursed to/for:	Amount Pd:	Balance:				
Recording Fees (from TXD receipt)	\$ 186.00 ✓	\$				
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 323.41 ✓	\$				
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$				
Certificate holder/taxes & app fees	\$ 2,033.95 ✓	\$				
Refund High Bidder unused sheriff fees	\$ 0	\$				
Additional taxes	\$ 0	\$ 20,070.79				
Postage final notices	\$ 45.60	\$ 20,005.19				
	\$	\$				
	\$	\$				
	\$	\$				
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!						
Lien Information:						
		Due \$				
		Paid \$				
		Due \$				
		Paid \$				
		Due \$				
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		Due \$				
		Paid \$				
		Due \$				
		Paid \$				
		Due \$				
		Paid \$				
		Due \$				
		Paid \$				
Post sale process:		Notes:				
Tax Deed Results Report to Tax Collector		✓				
Print Deed/Send to Admin for signature		✓				
Request check for recording fees/doc stamps		✓				
Request check for Clerk Registry fee/fec due clerk		✓				
Request check for Tax Collector fee (\$6.25 etc)		✓				
Request check for certificate holder refund/taxes & app fees		✓				
Request check for any unused sheriff fees to high bidder		✓				
Print Final notices to all lienholders/owners		✓				
Request check for postage fees for final notices		✓				
Determine government liens of record/ amounts due		✓				
Record Tax Deed/Certificate of Mailing		✓				
Copy of Deed for file and to Tax Collector		✓				

**CERTIFIED MAIL™**

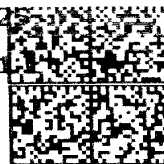
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0128 1819 47

PENSACOLA FL 325

11 SEP 2024 PM 11



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FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

09/11/2024 ZIP 32502  
043M31219251

US POSTAGE

EMILIA D FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022

05202225

NIXIE

331 DE 1

0009/19/24

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

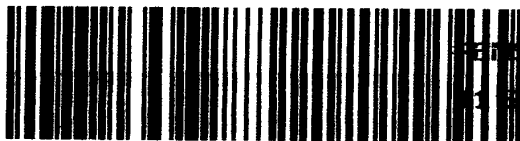
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\*2638-00908-11-35

32502-2825

**CERTIFIED MAIL™**

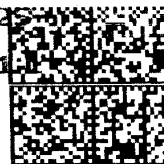
**Pam Childers**  
Clerk of the Circuit Court & Comj  
Official Records  
221 Palafox Place, Suite 11C  
Pensacola, FL 32502



9171 9690 0935 0128 1819 54

PENSACOLA FL 325

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FIRST-CLASS MAIL  
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**\$008.16<sup>0</sup>**

09/11/2024 ZIP 32502  
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US POSTAGE

11:02

Y, FL

GABRIELLA D FULTON  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022

*ML*

NIXIE

331 FE 1

0009/19/24

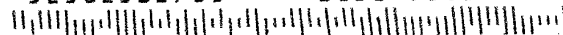
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UNABLE TO FORWARD

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BC: 32502582799

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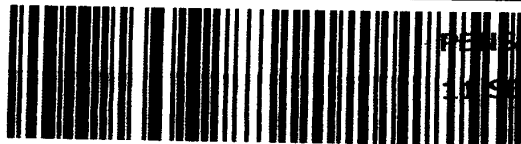
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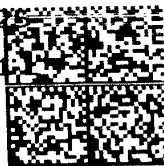
**Pam Childers**  
Clerk of the Circuit Court & Compt  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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PENSACOLA FL 325

11 SEP 2024 PM 1



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FIRST-CLASS MAIL  
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09/11/2024 ZIP 32502  
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US POSTAGE

24 SEP 30 A 11:00

SCAMIA COUNTY, FL

WAYLON MCCORMICK  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65

Certificate # 02273 of 2022

ANKK1: 9333510589

NIXIE

331 FE 1

0009/19/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTP

BC: 32502583335

\*2638-00401-11-43

32526-2353512

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

FILED  
SEP 30 A 11:07  
PENSACOLA COUNTY, FL

SUMMER N MCCORMICK  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022  
ANKK1: 9333310389

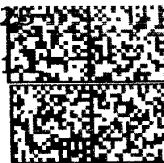
**CERTIFIED MAIL™**



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PENSACOLA FL 32502

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FIRST-CLASS MAIL  
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09/11/2024 ZIP 32502  
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331 FE 1

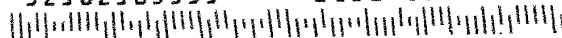
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RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335

\*2638-00480-11-35

32528-252382



**CERTIFIED MAIL™**

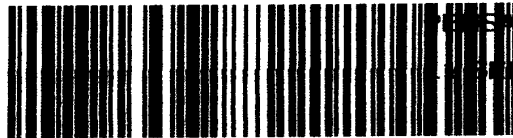
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

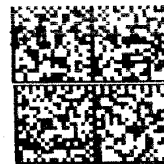
Pensacola, FL 32502



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PENSACOLA FL 325

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FIRST-CLASS MAIL  
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**\$008.16<sup>0</sup>**

09/11/2024 ZIP 32502  
043M31219251

US POSTAGE

FILE  
PAM CHILDERS  
& COMPTROLLER

CT-3 A 10:58

WILIA COUNTY, FL

SARA MARIE FAREAU RODRIQUES  
5412 COVENTRY AVE  
PENSACOLA, FL 32526

Tax Deed File # 0924-65  
Certificate # 02273 of 2022

NIXIE

331 DE 1

0009/19/24

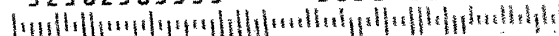
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

IA

BC: 32502583335

\*2638-01091-11-35

32502583335



DATE OF AUCTION: 9/4/2024  
TAX ACCOUNT NO: 05-3922-335  
CERT NO: 2022 TD 02273  
FILE NO: 0924-65

PROPERTY ADDRESS: 2467 Buckingham RD 32526

BALANCE OF SURPLUS: \$20,005.19  
DATE OF SURPLUS NOTICE: 9/11/2024  
120 DAY CLAIM PERIOD 1/14/2025

OWNERS AT TIME OF AUCTION: Estate of Mary Russell  
Joseph Russell  
C/O Summer McCormick, Emilia Fulton, \*\*Appears property did not fully transfer to  
Gabriella Fulton and Waylon McCormick new owners

DATE OF CLAIM: 10/18/2024  
CLAIMANT: Michael J. Farrar P.A.  
Asset Recovery Inc.  
Behalf of:  
\* Emilia Fulton, Assignment signed by legal guardian Summer McCormick  
\* Gabriella D. Fulton, Assignment signed by legal guardian Summer McCormick  
\* Summer McCormick  
\* Waylon McCormick, Assignment signed by legal guardian Billy Wayne McCormick II

LIENHOLDERS: None listed in Property Information Report

POTENTIAL ISSUES OR CONCERNS: 1. Claiming full amount, Mary Russell's portion will need to be probated  
2. Joseph Russell executed a sales agreement with Luis and Sara Rodriques on 3/4/2016 (OR Book 7491/1219) Nothing terminating agreement? Status?  
3. Joseph Russell deeded his portion to Summer McCormick, Emilia Fulton, Gabriella Fulton and Waylon McCormick Via QCD 12/19/2017 (OR Book 7825/1295) Property did not fully transfer on PA site. Is this due to the sales agreement?  
4. Assignments with recovery company signed by legal guardians. Documentation?

# Michael J. Farrar, P.A.

3508 NW 114th Ave. Suite 201 — Doral FL 33178  
Tel. (305) 463-9446 — Fax (305) 513-5887  
michaelfarrar@atlanticbb.net

October 10, 2024

## VIA FIRST-CLASS MAIL

Escambia County Tax Deed Clerk  
Clerk of the Circuit Court — Tax Deeds  
P.O. Box 333  
Pensacola FL 32591-0333

Re: Claim for excess proceeds by Asset Recovery Inc. (“claimant”)  
Tax Certificate 2022 TD 002273 / Tax Deed File No. 0924-65  
Parcel 13-2S-30-2400-040-004  
Date of sale: 09-04-24

FILED  
CLERK & COUNTY CLERK  
2024 OCT 18 A 11:36  
ESCAMBIA COUNTY, FL

Dear Tax Deed Clerk:

I represent the claimant, who is the assignee of the former owners of record of the property sold at tax deed sale under the above-referenced tax deed file number. The claimant is requesting the excess proceeds (also known as “overbid”) from the tax deed sale. In support of the claim, the claimant submits the following:

1. Original Statement of Claim (Escambia County form) + copy of claimant’s I.D.
2. Original Assignment of Excess Proceeds + I.D. of former owner Emilia D Fulton
3. Original Assignment of Excess Proceeds + I.D. of former owner Gabriella D Fulton
4. Original Assignment of Excess Proceeds + I.D. of former owner Summer McCormick
5. Original Assignment of Excess Proceeds + I.D. of former owner Waylon McCormick
6. Copy of deed
7. Copy of tax deed
8. Notice of Surplus
9. IRS Form W-9 for the claimant

When your review is complete, please send the check payable to Asset Recovery Inc., and mail the check to the following address:

c/o Michael J. Farrar, P.A.  
3508 NW 114th Ave. Suite 201  
Doral FL 33178

Very truly yours,



Michael Farrar, Esq.

This instrument prepared by  
and when recorded return to:  
Asset Recovery Inc.  
910 16<sup>th</sup> Street Suite 624  
Denver, CO 80202

**ASSIGNMENT OF TAX DEED SALE EXCESS PROCEEDS  
AND PARTICIPATION AGREEMENT**  
(recordable under § 28.222(3)(a), Fla. Stat.)

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

THIS ASSIGNMENT AND PARTICIPATION is made and entered into on 12<sup>th</sup> September 2024 by  
and between **Emilia D. Fulton**, ("Assignor") and Asset Recovery Inc. ("Assignee") whose address is:  
910 16<sup>th</sup> Street, Suite 624, Denver, CO 80202.

**Assignment.** Assignor, for good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) hereby assigns, sells and transfers to the Assignee all right, title and interest Assignor has, will have and/or may have, including a springing interest or improvement in title as heir, in excess proceeds related to Tax Deed File No. or Tax Certificate No. 02273 in Escambia County, Florida.

The address of the property sold or to be sold is 2467 Buckingham Road, Pensacola, FL 32526 / Parcel # 132S302400040004.

Assignor represents:

1. Assignor has been informed that the amount of excess proceeds available for distribution is up to \$20,380.20 and that Assignor may be entitled to receive up to \$20,380.20 of that amount.
2. Prior to this assignment, Assignor had the right to file a claim directly with the Clerk of Court for Assignor's interest in the excess proceeds.
3. Assignor has had the right to consult with an independent attorney of Assignor's choice.
4. Assignee has not held itself out as having specialized knowledge as to recovery of the excess proceeds. If needed, Assignee will hire its own attorneys who have such knowledge.
5. Assignor was the legal titleholder or lienholder of record of the real property that was sold and generated the excess proceeds, or a beneficiary or heir at law of such a titleholder, or a lienholder, at the time that the real property was sold at tax deed sale.
6. Assignor understands the amount of money available will depend on other persons who may have a superior claim to the excess proceeds.
7. Assignor is making the above representations under oath and under penalty of perjury in order for Assignee to receive payment of such excess proceeds.
8. The Assignee has agreed to take all measures it deems appropriate to recover the surplus in the Case and will request the court issue two checks, one to Assignee for its participation amount, the other for Assignor's amount, with both checks sent to Assignee for proper distribution.

If one or more probates are required to obtain the excess proceeds, Assignor agrees to assist Assignee by providing and signing all documents to properly probate the excess proceeds.

**Participation.** Assignor agrees to the below fee chart if Assignee is successful in obtaining disbursement of the excess proceeds.

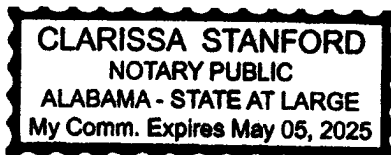
\$ Amount Collected	Assignment Fee %	Client %
\$0 - \$20,000	40	60
\$20,001 - \$30,000	35	65
\$30,001 - \$70,000	30	70
\$70,001 - \$100,000	25	75
\$100,001 - \$200,000	20	80
\$200,001 - \$500,000	15	85
\$500,000- \$1,000,000+	10	90

*Summer N. McCormick as Legal Guardian for Emilia D. Fulton.*  
Assignor Name: Emilia D. Fulton

STATE OF  
COUNTY OF

*Alabama*  
*Covington*

The foregoing instrument was acknowledged before me on 12<sup>th</sup> September, 2024, by **Summer N. McCormick** as Assignor, who [ ] is personally known to me or [ ☒ ] has produced Driver License as identification.



*[Signature]*

Notary Public

State of

*Alabama*

My commission expires:

05-05-2025

This instrument prepared by  
and when recorded return to:  
Asset Recovery Inc.  
910 16<sup>th</sup> Street Suite 624  
Denver, CO 80202

**ASSIGNMENT OF TAX DEED SALE EXCESS PROCEEDS  
AND PARTICIPATION AGREEMENT**  
(recordable under § 28.222(3)(a), Fla. Stat.)

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

THIS ASSIGNMENT AND PARTICIPATION is made and entered into on 12 September, 2024 by  
and between **Gabriella D. Fulton**, ("Assignor") and Asset Recovery Inc. ("Assignee") whose address  
is: 910 16<sup>th</sup> Street, Suite 624, Denver, CO 80202.

**Assignment.** Assignor, for good and valuable consideration (the receipt and sufficiency of which is  
hereby acknowledged) hereby assigns, sells and transfers to the Assignee all right, title and interest  
Assignor has, will have and/or may have, including a springing interest or improvement in title as heir, in  
excess proceeds related to Tax Deed File No. or Tax Certificate No. 02273 in Escambia County,  
Florida.

The address of the property sold or to be sold is 2467 Buckingham Road, Pensacola, FL 32526 / Parcel #  
132S302400040004.

Assignor represents:

1. Assignor has been informed that the amount of excess proceeds available for distribution is up to  
\$20,380.20 and that Assignor may be entitled to receive up to \$20,380.20 of that amount.
2. Prior to this assignment, Assignor had the right to file a claim directly with the Clerk of Court for  
Assignor's interest in the excess proceeds.
3. Assignor has had the right to consult with an independent attorney of Assignor's choice.
4. Assignee has not held itself out as having specialized knowledge as to recovery of the excess  
proceeds. If needed, Assignee will hire its own attorneys who have such knowledge.
5. Assignor was the legal titleholder or lienholder of record of the real property that was sold and  
generated the excess proceeds, or a beneficiary or heir at law of such a titleholder, or a lienholder, at  
the time that the real property was sold at tax deed sale.
6. Assignor understands the amount of money available will depend on other persons who may have a  
superior claim to the excess proceeds.
7. Assignor is making the above representations under oath and under penalty of perjury in order for  
Assignee to receive payment of such excess proceeds.
8. The Assignee has agreed to take all measures it deems appropriate to recover the surplus in the Case  
and will request the court issue two checks, one to Assignee for its participation amount, the other for  
Assignor's amount, with both checks sent to Assignee for proper distribution.

If one or more probates are required to obtain the excess proceeds, Assignor agrees to assist Assignee by  
providing and signing all documents to properly probate the excess proceeds.



**Participation.** Assignor agrees to the below fee chart if Assignee is successful in obtaining disbursement of the excess proceeds.

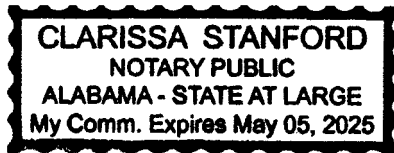
\$ Amount Collected	Assignment Fee %	Client %
\$0 - \$20,000	40	60
\$20,001 - \$30,000	35	65
\$30,001 - \$70,000	30	70
\$70,001 - \$100,000	25	75
\$100,001 - \$200,000	20	80
\$200,001 - \$500,000	15	85
\$500,000- \$1,000,000+	10	90

*S. N. Melwilk as Legal Guardian for Gabriella P. Fulton*  
Assignor Name: Gabriella D. Fulton

STATE OF  
COUNTY OF

Alabama  
Covington

The foregoing instrument was acknowledged before me on 12th September, 2024, by **Summer N. McCormick** as Assignor, who [ ] is personally known to me or [ ☒ ] has produced Drivers license as identification.



*[Signature]*  
Notary Public

State of

Alabama

My commission expires:

05-05-2025

This instrument prepared by  
and when recorded return to:

Asset Recovery Inc.  
910 16<sup>th</sup> Street Suite 624  
Denver, CO 80202

**ASSIGNMENT OF TAX DEED SALE EXCESS PROCEEDS  
AND PARTICIPATION AGREEMENT**

(recordable under § 28.222(3)(a), Fla. Stat.)

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

THIS ASSIGNMENT AND PARTICIPATION is made and entered into on 12<sup>th</sup> September 2024 by  
and between **Summer N McCormick**, ("Assignor") and Asset Recovery Inc. ("Assignee") whose  
address is: 910 16<sup>th</sup> Street, Suite 624, Denver, CO 80202.

**Assignment.** Assignor, for good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) hereby assigns, sells and transfers to the Assignee all right, title and interest Assignor has, will have and/or may have, including a springing interest or improvement in title as heir, in excess proceeds related to Tax Deed File No. or Tax Certificate No. 02273 in Escambia County, Florida.

The address of the property sold or to be sold is 2467 Buckingham Road, Pensacola, FL 32526 / Parcel # 132S302400040004.

Assignor represents:

1. Assignor has been informed that the amount of excess proceeds available for distribution is up to \$20,380.20 and that Assignor may be entitled to receive up to \$20,380.20 of that amount.
2. Prior to this assignment, Assignor had the right to file a claim directly with the Clerk of Court for Assignor's interest in the excess proceeds.
3. Assignor has had the right to consult with an independent attorney of Assignor's choice.
4. Assignee has not held itself out as having specialized knowledge as to recovery of the excess proceeds. If needed, Assignee will hire its own attorneys who have such knowledge.
5. Assignor was the legal titleholder or lienholder of record of the real property that was sold and generated the excess proceeds, or a beneficiary or heir at law of such a titleholder, or a lienholder, at the time that the real property was sold at tax deed sale.
6. Assignor understands the amount of money available will depend on other persons who may have a superior claim to the excess proceeds.
7. Assignor is making the above representations under oath and under penalty of perjury in order for Assignee to receive payment of such excess proceeds.
8. The Assignee has agreed to take all measures it deems appropriate to recover the surplus in the Case and will request the court issue two checks, one to Assignee for its participation amount, the other for Assignor's amount, with both checks sent to Assignee for proper distribution.

If one or more probates are required to obtain the excess proceeds, Assignor agrees to assist Assignee by providing and signing all documents to properly probate the excess proceeds.

This instrument prepared by  
and when recorded return to:  
Asset Recovery Inc.  
910 16<sup>th</sup> Street Suite 624  
Denver, CO 80202

**ASSIGNMENT OF TAX DEED SALE EXCESS PROCEEDS  
AND PARTICIPATION AGREEMENT**  
(recordable under § 28.222(3)(a), Fla. Stat.)

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

THIS ASSIGNMENT AND PARTICIPATION is made and entered into on 12 September, 2024 by  
and between **Waylon McCormick**, ("Assignor") and Asset Recovery Inc. ("Assignee") whose address  
is: 910 16<sup>th</sup> Street, Suite 624, Denver, CO 80202.

**Assignment.** Assignor, for good and valuable consideration (the receipt and sufficiency of which is  
hereby acknowledged) hereby assigns, sells and transfers to the Assignee all right, title and interest  
Assignor has, will have and/or may have, including a springing interest or improvement in title as heir, in  
excess proceeds related to Tax Deed File No. or Tax Certificate No. 02273 in Escambia County,  
Florida.

The address of the property sold or to be sold is 2467 Buckingham Road, Pensacola, FL 32526 / Parcel #  
132S302400040004.

Assignor represents:

1. Assignor has been informed that the amount of excess proceeds available for distribution is up to  
\$20,380.20 and that Assignor may be entitled to receive up to \$20,380.20 of that amount.
2. Prior to this assignment, Assignor had the right to file a claim directly with the Clerk of Court for  
Assignor's interest in the excess proceeds.
3. Assignor has had the right to consult with an independent attorney of Assignor's choice.
4. Assignee has not held itself out as having specialized knowledge as to recovery of the excess  
proceeds. If needed, Assignee will hire its own attorneys who have such knowledge.
5. Assignor was the legal titleholder or lienholder of record of the real property that was sold and  
generated the excess proceeds, or a beneficiary or heir at law of such a titleholder, or a lienholder, at  
the time that the real property was sold at tax deed sale.
6. Assignor understands the amount of money available will depend on other persons who may have a  
superior claim to the excess proceeds.
7. Assignor is making the above representations under oath and under penalty of perjury in order for  
Assignee to receive payment of such excess proceeds.
8. The Assignee has agreed to take all measures it deems appropriate to recover the surplus in the Case  
and will request the court issue two checks, one to Assignee for its participation amount, the other for  
Assignor's amount, with both checks sent to Assignee for proper distribution.

If one or more probates are required to obtain the excess proceeds, Assignor agrees to assist Assignee by  
providing and signing all documents to properly probate the excess proceeds.

**Participation.** Assignor agrees to the below fee chart if Assignee is successful in obtaining disbursement of the excess proceeds.

\$ Amount Collected	Assignment Fee %	Client %
\$0 - \$20,000	40	60
\$20,001 - \$30,000	35	65
\$30,001 - \$70,000	30	70
\$70,001 - \$100,000	25	75
\$100,001 - \$200,000	20	80
\$200,001 - \$500,000	15	85
\$500,000- \$1,000,000+	10	90

*Billy Wayne McCormick as Legal Guardian for Waylon McCormick*  
Assignor Name: Waylon McCormick

STATE OF  
COUNTY OF

*Alabama*  
*Covington*

The foregoing instrument was acknowledged before me on 12th September, 2024, by **Summer N. McCormick** as Assignor, who [ ] is personally known to me or [ ☒ ] has produced Drivers license as identification.

*Chris [Signature]*  
Notary Public

State of Alabama

My commission expires: 05-05-2025

## Quitclaim Deed

RECORDING REQUESTED BY Joseph Russell  
AND WHEN RECORDED MAIL TO:

Summer N. McCormick, Grantee(s)

Emilia D. Fulton, Gabriella D. Fulton, Waylon McCormick

Consideration: \$ Gift

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

Assessor's Parcel No.: LT 4 BLK D 1ST ADDN To King George Estates PB 7 P 18 or 4014 0665

PREPARED BY: Madeline Russell certifies herein that he or she has prepared this Deed.

Madeline Russell  
Signature of Preparer

12-14-2017  
Date of Preparation

Madeline Russell  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12-19-2017 in the County of  
Escambia, State of Florida

by Grantor(s), Joseph Russell,

whose post office address is 5412 Coventry Ave. Pensacola FL 32526

to Grantee(s), Summer N. McCormick, Emilia D. Fulton, Gabriella D. Fulton, Waylon McCormick,  
whose post office address is 2467 Buckingham Rd. Pensacola FL 32526.

WITNESSETH, that the said Grantor(s), Joseph Russell,  
for good consideration and for the sum of \_\_\_\_\_

(\$ \_\_\_\_\_) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

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

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

**GRANTOR(S):**

Joseph Russell  
Signature of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

Joseph Russell  
Print Name of Grantor

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

Emily Hogg  
Signature of First Witness to Grantor(s)

Kathy Lynn  
Signature of Second Witness to Grantor(s)

Emily Hogg  
Print Name of First Witness to Grantor(s)

Kathy Lynn  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

\_\_\_\_\_  
Signature of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Grantee

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Escambia

On 12/19/17, before me, Emily Hogg, a notary  
public in and for said state, personally appeared, Joseph Russell

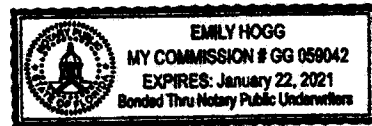
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons  
whose names are subscribed to the within instrument and acknowledged to me that they ex-  
ecuted the same in their authorized capacities, and that by their signatures on the instrument the  
persons, or the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

WITNESS my hand and official seal.

Emily Hogg  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID ☒

Type of ID FL DL



(Seal)

Exhibit "A"

Lot 4 Block D 1ST ADDN To King George  
Estates PB 7 P18 or 4014 J P 665



DR-506 R, 04/16  
Rule 12D-16.002  
Florida Administrative Code  
EFF. 04/16

Tax deed file number 0924-65

Parcel ID number 132S302400040004

### TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 02273 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 4th day of September 2024, the land was offered for sale. It was sold to We Are Having Fun LLC, 29 North DeVilliers St. Pensacola FL 32502, who was the highest bidder and has paid the sum of the bid as required by law.

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

Description of lands: LT 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294 SECTION 13, TOWNSHIP 2 S, RANGE 30 W

\*\* Property previously assessed to: JOSEPH RUSSELL, MARY RUSSELL EST OF

On 4th day of September 2024, in Escambia County, Florida, for the sum of ( \$22,500.00) TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Mylinda Johnson  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

Emily Hogg  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

Pam Childers  
Clerk of Court and Comptroller  
Escambia County, Florida



On this 4th day of September, 2024, before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and  
acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Emily Hogg



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



**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 #: 05-3922-335 CERTIFICATE #: 2022-2273

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: May 2, 2004 to and including May 2, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: May 26, 2024

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

May 26, 2024

Tax Account #: **05-3922-335**

1. The Grantee(s) of the last deed(s) of record is/are: **FEE SIMPLE: SUMMER N MCCORMICK, EMILIA D FULTON, GABRIELLA D FULTON, WAYLON MCCORMICK CONTRACTUAL INTEREST: LUIS ARNOLDA RODRIQUES AND SARA MARIE FAVREAU RODRIQUES**

**By Virtue of Quit Claim Deed recorded 12/19/2017 in OR 7825/1295 AND SALES AGREEMENT RECORDED 03/14/2016 IN OR 7491/1219**

**ABTRACTOR'S NOTE: NO MARITAL OR HOMESTEAD STATUS ON GRANTOR OF ABOVE QUIT CLAIM DEED OR SALES AGREEMENT**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. **NONE**

4. Taxes:

**Taxes for the year(s) 2020-2023 are delinquent.**

**Tax Account #: 05-3922-335**

**Assessed Value: \$9,900.00**

**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:** SEPT 4, 2024  
**TAX ACCOUNT #:** 05-3922-335  
**CERTIFICATE #:** 2022-2273

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

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

**JOSEPH RUSSELL AND EST OF MARY RUSSELL**  
**SUMMER N MCCORMICK**  
**EMILIA D FULTON**  
**GABRIELLA D FULTON**  
**WAYLON MCCORMICK**  
**SARA MARIE FAREAU RODRIQUES**  
**AND LUIS ARNOLDA RODRIQUES**  
**5412 COVENTRY AVE**  
**PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 26<sup>th</sup> day of May, 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**

**May 26, 2024**

**Tax Account #:05-3922-335**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR  
7825 P 1294**

**SECTION 13, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-3922-335(0924-65)**

1050  
70

Prepared by: M P Brigman , an officer of  
Chaubec, Inc.  
1407 1/2 June Ave, Ste B  
Panama City FL 32401

## Warranty Deed (CORPORATION)

DEED DOC STRIPPS PD & ESC 80 \$ 0.70  
02/03/03 ERNIE LEE WARREN, CLERK

By: *[Signature]*

STATE OF FLORIDA  
COUNTY OF Bay

(Statutory- Sec. 689.02F.S.)

KNOW ALL MEN BY THESE PRESENTS: That Chaubec, , Inc Grantor\*  
for and in consideration of Ten Dollars(\$10.00) and other good and valuable consideration the  
receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto

Joseph and Mary Russell

Grantee\*

2467 Buckingham, Pensacola FL 32505

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

### SEE ATTACHED LEGAL DESCRIPTION

Subject to easements and restrictions of record, if any, which are specifically not extended or  
reimposed hereby. Subject to 2002 taxes and assessments.

And said grantor does hereby fully warrant the title to said land, and will defend the same against  
the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day on:

WITNESS  
*Amy Strausbaugh*

Chaubec, , Inc.,

*Amy Strausbaugh*  
PLEASE PRINT OR TYPE NAME AS IT APPEARS

By: *M P Brigman*  
It's Pacts

*Victoria Warren*

*Victoria Warren*  
PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF FLORIDA COUNTY OF Bay

I HEREBY CERTIFY, that on 21 Jan 03 before me personally appeared  
M. P. Brigman, who is (are) personally known to me or has  
produced the identification identified below, who is (are) the person(s) described in and who  
executed the foregoing instrument, and who after being duly sworn says that the execution hereof  
is a free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and  
official seal, the day and year last aforesaid.

☒ To me personally known ☐ Identified by Drivers License ☐ Identified by:

My Commission expires NOV 2, 2005

*Amy Strausbaugh*  
Notary Public

Commission No: DD067044

Amy Strausbaugh  
MY COMMISSION # DD067044 EXPIRES  
November 2, 2005  
PLEASE PRINT OR TYPE NAME AS IT APPEARS

This sales agreement (the "Agreement") dated this 2nd Day of October, 2014 (the "execution date")

BETWEEN:

Joseph Russell (seller)

AND

Luis Arnolda Rodriques and/or Sara Marie Favreau Rodriques (buyers)

IN CONSIDERATION OF monies to be paid to the Seller by the Buyer in the amount of twenty-seven thousand five hundred dollars and no cents (\$27,500), for which the Seller agrees to sell a complete home, description and agreement as follows:

Property Description:

1. The property is situated at 2467 Buckingham Road Pensacola Florida 32526 in Escambia County and is being sold as, where is. There are two sheds, green house, and a 1985 Redman single wide trailer and the land situated thereon. This includes all fixtures and improvements on the property and is subject to all legal encumbrances, covenants, easements, and such, as may exist now and at the time of the Agreement.

The Buyer agrees to purchase the property as follows:

- A. Initial payment payable upon the effective date of the original agreement, October 2<sup>nd</sup> 2014 is five thousand dollars and no cents (\$5,000). Receipt of which is acknowledged by the Seller.
- B. Monthly payments, beginning February 1, 2014 and due and payable the FIRST day of each month to follow, for the duration of the Agreement, in the amount of three hundred dollars and no cents (\$300). The contract length is 75 months.
- C. Rent is to be paid in full on the FIRST day of each month.
- D. Any payment paid late, after the first day of the month will be charged a thirty five dollar (\$35.00) late fee.
- E. Any returned check will be charged a fee of fifty dollars (\$50); any return check for which payment is eventually paid after the due date, is also subject to the thirty five dollar (\$35.00) late fee.
- F. Buyer agrees that until this Agreement is paid in full, there will be 2 adults and 3 children that will reside in the household. There will be no guests allow to stay longer than a 14 day period without the written approval of the Seller.

- G. Insurance MUST be maintained on the mobile home against loss (total replacement and liability) for the duration of this Agreement. Buyer will pay seller a lump sum of \$299.86 to secure insurance within 30 days of this Agreement being signed. **Failure to insure the property to the satisfaction of the Seller will be cause for the property to revert back to the Seller with forfeiture of all funds paid. In which case, the Seller will notify the Buyer via mail and the Buyer agrees to vacate the property no later that the date of the mailing.**
- H. If any monthly payment is more than 90 days late (paid no later than 5:00pm of the 90<sup>th</sup> calendar day from the due date, the property automatically reverts back to the Seller and all monies paid by the buyer are forfeited. In which case, the Seller will notify the Buyer by mail and Buyer agrees to vacate the property no later than 15 days from the mailing date.
- I. The total selling price is, and the total sum to be paid by the Buyer is twenty seven thousand five hundred dollars and no cents (\$27,500).
- J. The initial payment of five thousand dollars and no cents (\$5,000) and monthly payments of three hundred dollars and no cents (\$300.00) each, make up the total purchase price of twenty seven thousand five hundred dollars and no cents (\$27,500). Any late fees, returned check fees, or insurance payments are excluded and are not part of the purchase price.
- K. All property taxes and assessments, beginning with the tax year in effect at the original execution of this Agreement (October 2<sup>nd</sup> 2014) are the responsibility of the Buyer. Each tax year, the Buyer agrees to pay to the Seller the amount for which Escambia County has billed of taxes and assessments no later than thirty (30) days of receipt of bill.
- L. There is no penalty for early payment of this agreement.
- M. Buyer agrees to repair and maintain the property in merchantable condition. Any and all repairs shall be completed in a timely manner including coating the roof on a yearly basis to prevent leaks. Repairs that put the property at risk such as but not limited to leaking roof or water pipes shall be secured immediately so that no more damages occur. Repairs are to be made within 30 days.
- N. At the completion of this agreement, the buyer will provide the seller with sufficient time to remove any personal property stored in the shed(s) and the shop on property. Buyer agrees Seller has one year from the original date of this Agreement (October 2nd 2014) to remove personal property from the BLUE shed. Three years to remove personal belongings from the large shed and shop.



## IMPORTANT CONTRACT DATES:

Original date and signing of Agreement: October 2, 2014

Signing of updated agreement: 3/4/16

Date of final payment: October 2, 2022

CLOSING: The Buyer assumes all cost and liability for any title insurance and for the preparation and recording of any and all transfer documents. Any taxes are the responsibility of the respective parties. At the completion of the Agreement, Seller agrees to inspect transfer documents within 30 days, and has the right to refuse to sign if they do not correctly describe the property: upon advising the Buyer, who will make the necessary corrections. Otherwise, the Seller agrees to sign the transfer documents to complete the transfer within thirty days of finalization of the transfer papers.

## CONTINGENCIES:

- A. Buyer has no contingencies against completion of the Agreement. Buyer has waived their right professional inspection of the property and agrees to purchase as is, without exception, including any and all encumbrances as may be present.
- B. Seller acknowledges that to the best of this knowledge and belief there are no liens or other demands against the property.
- C. Any waiver of fees or changes in this agreement must be made in writing and signed by all parties to the agreement and shall have a clear date of execution.

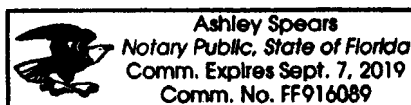
The foregoing constitutes the entire Agreement and there are no attachments and no other parts included at the time of signing. If any portion of this Agreement is found invalid, the remainder of the Agreement survives and is in full force and effect.

The purpose of this updated Agreement is to clarify the Original Agreement which was executed on October 2, 2014.

The parties to this Agreement hereby acknowledge this act to be their free will and deed.

James W. Ewert Date 3-4-16 Luis A. Rodriguez Date 3/4/16  
 Witness James W. Ewert Florida S. Luis Amoldo Rodriguez, Buyer  
Betty Wulzer Date 3-4-16 Sara Marie Favreau Rodriguez Date 3/4/16  
 Witness Betty Wulzer Sara Marie Favreau Rodriguez, Buyer  
Mercedes Thorp Date 3-4-16 Joseph Russell Date 3/4/16  
 Witness Mercedes Thorp 3-4-16 Joseph Russell, Seller  
 WITNESS my hand and official seal, this 4 day of  
March A.D. 20 16.

Am Spears  
 Notary Public  
 State of Florida at Large



## Quitclaim Deed

RECORDING REQUESTED BY Joseph Russell  
AND WHEN RECORDED MAIL TO:

Summer N. McCormick, Grantee(s)

Emilia D. Fulton, Gabriella D. Fulton, Wayne McCormick

Consideration: \$ Gift

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

Assessor's Parcel No.: LT 4 BLK D 1ST ADDN To King George Estates PB 7 P 18 or 4014 0665

PREPARED BY: Madeline Russell certifies herein that he or she has prepared this Deed.

Madeline Russell  
Signature of Preparer

12-14-2017  
Date of Preparation

Madeline Russell  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12-14-2017 in the County of Escambia, State of Florida

by Grantor(s), Joseph Russell

whose post office address is 5412 Coventry Ave. Pensacola FL 32526

to Grantee(s), Summer N. McCormick, Emilia D. Fulton, Gabriella D. Fulton, Wayne McCormick

whose post office address is 2467 Buckingham Rd. Pensacola FL 32526

WITNESSETH, that the said Grantor(s), Joseph Russell,  
for good consideration and for the sum of \_\_\_\_\_

(\$ \_\_\_\_\_) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

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

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

**GRANTOR(S):**

Joseph Russell  
Signature of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

Joseph Russell  
Print Name of Grantor

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

Emily Hogg  
Signature of First Witness to Grantor(s)

Kathy Lynn  
Signature of Second Witness to Grantor(s)

Emily Hogg  
Print Name of First Witness to Grantor(s)

Kathy Lynn  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

\_\_\_\_\_  
Signature of Grantee

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Grantee

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

## NOTARY ACKNOWLEDGMENT

State of Florida  
County of Escambia  
On 12/19/17, before me, Emily Hogg, a notary  
public in and for said state, personally appeared, Joseph Russell

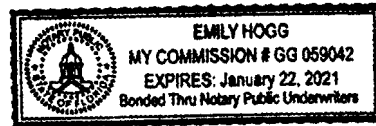
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons  
whose names are subscribed to the within instrument and acknowledged to me that they ex-  
ecuted the same in their authorized capacities, and that by their signatures on the instrument the  
persons, or the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

WITNESS my hand and official seal.

Emily Hogg  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID ☒

Type of ID FL DL



(Seal)

Exhibit "A"

Lot 4 Block D 1ST ADDN To King George  
Estates PB 7 P18 or 4014 J P 665



# 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

0924-65

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 03, 2024
Property description	RUSSELL JOSEPH RUSSELL MARY EST OF C/O SUMMER MCCORMICK, EMILIA F 5412 COVENTRY AVE PENSACOLA, FL 32526 2467 BUCKINGHAM RD 05-3922-335 LT 4 BLK D 1ST ADDN TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P 665 OR 5061 P 760 OR 7825 P 1294	Certificate #	2022 / 2273
		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)
# 2022/2273	06/01/2022	304.27	15.21	319.48
→Part 2: Total*				319.48

## 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)
# 2023/2249	06/01/2023	183.80	6.25	30.33	220.38
# 2021/2068	06/01/2021	302.02	6.25	61.66	369.93
Part 3: Total*					590.31

## 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)	909.79
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	151.26
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)	1,436.05


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

Sign here: Jennifer D. Cassidy  
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

+ \$6.25



9405 5301 0935 5046 7564 49



**UNITED STATES  
POSTAL SERVICE®**

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**P**



usps.com 9405 5301 0935 5046 7564 49 0090 0001 0003 2591

US POSTAGE \$9.00

10/10/2024

Mailed from 33028 396040249690594


**U.S. POSTAGE PAID**

**PRIORITY MAIL®**

MICHAEL J FARRAR P.A.  
MICHAEL FARRAR  
# 102  
16166 NW 13TH ST  
PEMBROKE PINES FL 33028-1208

10/15/2024  
Flat Rate Envelope  
RDC 03  
B002



ESCAMBIA COUNTY TAX DEED CLERK  
PO BOX 333  
PENSACOLA FL 32591-0333

**USPS TRACKING #**



Cut on dotted line.

## Instructions

1. Please use a laser or laser-quality printer.
2. Adhere shipping label to package with tape or glue - DO NOT TAPE OVER BARCODE. Be sure all edges are secure. Self-adhesive label is recommended.
3. Place label so that it does not wrap around the edge of the package.
4. Each shipping label number is unique and can be used only once - DO NOT PHOTOCOPY.
5. Please use this shipping label on the "ship date" selected when you requested the label.
6. If a mailing receipt is required, present the article and Online e-Label Record at a Post Office for postmark.

**9405 5301 0935 5046 7564 49**

Print Date: 2024-10-10	<b>PRIORITY MAIL®</b>	<b>\$9.00</b>
Ship Date: 2024-10-10	Extra Services:	<b>\$0.00</b>
	Fees:	<b>\$0.00</b>
	Total:	<b>\$9.00</b>

**From: MICHAEL J FARRAR P.A.  
MICHAEL FARRAR  
# 102  
16166 NW 13TH ST  
PEMBROKE PINES FL 33028-1208**

**To:**

**ESCAMBIA COUNTY TAX DEED CLERK  
PO BOX 333  
PENSACOLA FL 32591-0333**

\* Commercial Pricing PRIORITY MAIL® rates apply. There is no fee for USPS Tracking® service on PRIORITY MAIL® service with use of this electronic rate shipping label. Refunds for unused postage paid labels can be requested online 30 days from the print date.



**UNITED STATES  
POSTAL SERVICE®**

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Check the status of your shipment on the USPS Tracking® page at usps.com

## Mylanda Johnson (COC)

---

**From:** Codey Leigh (COC)  
**Sent:** Tuesday, October 29, 2024 10:32 AM  
**To:** Mylanda Johnson (COC)  
**Cc:** Emily Hogg (COC)  
**Subject:** RE: Tax Deed Claim - Est of Mary Russell / Joseph Russell / 2022 TD 02273

Do you think the sales agreement between Russell and Rodriques presents an issue with the claim? **No. The contract doesn't deed anything that I can see.**

Does the fact that some claimants are minors cause any issues? Check is requested to be payable to Asset Recovery. **I don't think so as long as we have a guardian signing. If it was just the minor signing the contract the contract would be voidable by the minor (due to lack of capacity). But, the guardian has signed so I don't see a problem. But... Note: The notary block on the Waylon McCormick assignment says it was signed by Summer, but its signed by Billy Wayne. We should ask for that to be corrected.**

I think that answers all the questions, but if not let me know.

### Codey Leigh, General Counsel

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

**From:** Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>  
**Sent:** Tuesday, October 29, 2024 9:54 AM  
**To:** Codey Leigh (COC) <CLEIGH@escambiaclerk.com>  
**Cc:** Emily Hogg (COC) <EHOGG@escambiaclerk.com>  
**Subject:** Tax Deed Claim - Est of Mary Russell / Joseph Russell / 2022 TD 02273

Hi Codey,

I have a few questions regarding the attached claim from Asset Recovery on behalf of four claimants.

Auction: 9/4/2024  
120 days: 1/14/2025  
Owners at time of auction: Joseph Russell ½ interest, Estate of Mary Russell ½ interest

Claim: 10/18/2024  
From Asset Recovery, behalf of Summer McCormick, Emilia Fulton (minor), Gabriella D. Fulton (minor), Waylon McCormick (minor)

In 2017 Joseph deeded his portion (50%) to the four claimants.  
The property appraiser had the property record in "C/O" the four claimants, not showing fully transferred.



I attached the case information, please view my notes regarding convo w/ Property Appraiser's office and my highlighted questions at the bottom of the spreadsheet.

I also attached a copy of the claim, the PIR Report and correspondence.

We have time with the 120-day expiration being in January, but what are your thoughts on this one?

Thank you. ☺



**Mylanda Johnson**  
Operations Supervisor  
850-595-4813  
mjohnson@escambiaclerk.com

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

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

CONVO W/ SABBINA  
\* PROPERTY APPRAISER'S OFFICE:

IF DEED DOES NOT SPECIFY RELATIONSHIP  
AS HUSBAND & WIFE. TREATED AS  
TENANTS IN COMMON. EVEN IF DEATH  
CERT. RECORDED LATER & SPOUSE'S  
SPOUSE INFO. - PA WOULD ALSO NEED  
AFFIDAVIT LINKED TO DEED INDICATING  
CORRECTION OF RELATIONSHIP.

# Michael J. Farrar, P.A.

3508 NW 114th Ave. Suite 201 — Doral FL 33178  
Tel. (305) 463-9446 — Fax (305) 513-5887  
michaelfarrar@atlanticbb.net

October 30, 2024

## VIA FIRST-CLASS MAIL

Escambia County Tax Deed Clerk  
Clerk of the Circuit Court — Tax Deeds  
P.O. Box 333  
Pensacola FL 32591-0333

Re: Claim for excess proceeds by Asset Recovery Inc. (“**claimant**”)  
Tax Certificate 2022 TD 002273 / Tax Deed File No. 0924-65  
Parcel 13-2S-30-2400-040-004  
Date of sale: 09-04-24

Dear Tax Deed Clerk:

I represent the claimant, who is the assignee of the former owners of record of the property sold at tax deed sale under the above-referenced tax deed file number. The claimant is requesting the excess proceeds (also known as “overbid”) from the tax deed sale. In support of the claim, the claimant submits the following:

1. Accurint printout showing Mary Russell to be deceased.

When your review is complete, please send the check payable to Asset Recovery Inc., and mail the check to the following address:

c/o Michael J. Farrar, P.A.  
3508 NW 114th Ave. Suite 201  
Doral FL 33178

Very truly yours,



Michael Farrar, Esq.

2024 NOV - 7 P 12: 02  
FILED  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL



Accurint® for Collections

## Contact & Locate

People Business Phones Decisioning File Transfer & Reporting

Person Search Plus

Contact Plus

More Searches

SSN

Last Name

First Name

Middle Name

LexID®



RUSSEL  MARY  ~

☐ Include similar sounding names



☐ Strict Search



Street Address

City

State



Zip

2467 BUCKINGHAM RD

PENSACOLA

FL

32526

Phone



DOB



Age Range

County

Radius

-

Additional Subject Information

Other Last Name

Other City

Other State



Other State



Relative First Name

Other Relative First Name

Reference Code:

SEARCH

CLEAR FORM

Coverage

**Important:** The Public Records and commercially available data sources used in this system have errors. Data is sometimes entered poorly, processed incorrectly and is generally not free from defect.  
[Read More](#)

Person Search Plus Results - Contact & Locate

Full Name	SSN	Address	Phone
<b>D</b> <div>           MARY BALBUENA RUSSELL            MARY B RUSSELL            MARY L RUSSELL            MARY RUSSELL            MARY L BALBUENA            DOB: 3xxx/1963            DOD: 11/29/2012            Age at death: 59            Gender - Female            *View Sources (-4)         </div>	133-42-xxxx *SSN belongs to a person reported as deceased. 133-42-xxxx  LexID: 119608885	2467 BUCKINGHAM RD PENSACOLA FL 32526-2120 ESCAMBIA Jul 1996 - Aug 2024 ✓ Probable current address Feedback	850-207-9141 - CDT Jul 01, 2017 - Oct 01, 2017 Possible Wireless JOSEPH RUSSELL  850-530-8305 - CDT Feb 01, 1995 - Sep 01, 2015 Possible Wireless JOSEPH RUSSELL
		5412 COVENTRY AVE PENSACOLA FL 32526-2125 ESCAMBIA Mar 2015 Feedback	
		5432 COVENTRY AVE PENSACOLA FL 32526-2125 ESCAMBIA Sep 1991 - Jan 1999 Feedback Show All Addresses	

## My linda Johnson (COC)

---

**From:** My linda Johnson (COC)  
**Sent:** Thursday, November 7, 2024 12:49 PM  
**To:** michael farrar@atlanticbb.net  
**Cc:** Emily Hogg (COC); johnfox@assetrecoveryinc.com  
**Subject:** RE: [EXTERNAL]Re: [EXTERNAL]2022 TD 02273 Est of Mary Russell and Joseph Russell (McCormick)

Good afternoon,

We received your letter regarding the death of Mary Russell. It's my understanding, after my conversation with the Property Appraiser's office, that the relationship between Mary and Joseph was not specified on the deed. If the deed does not specify the relationship, they treat it as tenants in common. If they were married, were they married at the time the deed was recorded?  
You may need to reach out to the Property Appraiser's office to find out what needs to be recorded in Official Records to clear that up. Their office is at 850-434-2735.  
They mentioned an affidavit of some sort, but I'm not for sure.



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

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

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

---

**From:** My linda Johnson (COC)  
**Sent:** Tuesday, October 29, 2024 10:45 AM  
**To:** michael farrar@atlanticbb.net  
**Cc:** Emily Hogg (COC) <EHOGG@escambiaclerk.com>; johnfox@assetrecoveryinc.com  
**Subject:** RE: [EXTERNAL]Re: [EXTERNAL]2022 TD 02273 Est of Mary Russell and Joseph Russell (McCormick)

Good morning,

Can you please send a corrected Assignment for Waylon? The notary stated that she was witnessing the signature of Summer McCormick. It should be Billy McCormick.

This instrument prepared by  
and when recorded return to:  
Asset Recovery Inc.  
910 16<sup>th</sup> Street Suite 624  
Denver, CO 80202

**ASSIGNMENT OF TAX DEED SALE EXCESS PROCEEDS  
AND PARTICIPATION AGREEMENT**  
(recordable under § 28.222(3)(a), Fla. Stat.)

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

THIS ASSIGNMENT AND PARTICIPATION is made and entered into on 30 Oct, 2024 by  
and between **Waylon McCormick**, ("Assignor") and Asset Recovery Inc. ("Assignee") whose address  
is: 910 16<sup>th</sup> Street, Suite 624, Denver, CO 80202.

**Assignment.** Assignor, for good and valuable consideration (the receipt and sufficiency of which is  
hereby acknowledged) hereby assigns, sells and transfers to the Assignee all right, title and interest  
Assignor has, will have and/or may have, including a springing interest or improvement in title as heir, in  
excess proceeds related to Tax Deed File No. or Tax Certificate No. 02273 in Escambia County,  
Florida.

The address of the property sold or to be sold is 2467 Buckingham Road, Pensacola, FL 32526 / Parcel #  
132S302400040004.

Assignor represents:

1. Assignor has been informed that the amount of excess proceeds available for distribution is up to  
\$20,380.20 and that Assignor may be entitled to receive up to \$20,380.20 of that amount.
2. Prior to this assignment, Assignor had the right to file a claim directly with the Clerk of Court for  
Assignor's interest in the excess proceeds.
3. Assignor has had the right to consult with an independent attorney of Assignor's choice.
4. Assignee has not held itself out as having specialized knowledge as to recovery of the excess  
proceeds. If needed, Assignee will hire its own attorneys who have such knowledge.
5. Assignor was the legal titleholder or lienholder of record of the real property that was sold and  
generated the excess proceeds, or a beneficiary or heir at law of such a titleholder, or a lienholder, at  
the time that the real property was sold at tax deed sale.
6. Assignor understands the amount of money available will depend on other persons who may have a  
superior claim to the excess proceeds.
7. Assignor is making the above representations under oath and under penalty of perjury in order for  
Assignee to receive payment of such excess proceeds.
8. The Assignee has agreed to take all measures it deems appropriate to recover the surplus in the Case  
and will request the court issue two checks, one to Assignee for its participation amount, the other for  
Assignor's amount, with both checks sent to Assignee for proper distribution.

If one or more probates are required to obtain the excess proceeds, Assignor agrees to assist Assignee by  
providing and signing all documents to properly probate the excess proceeds.

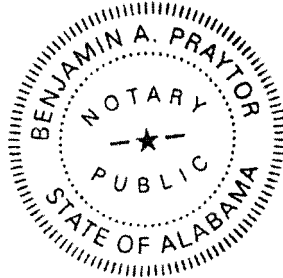
**Participation.** Assignor agrees to the below fee chart if Assignee is successful in obtaining disbursement of the excess proceeds.

\$ Amount Collected	Assignment Fee %	Client %
\$0 - \$20,000	40	60
\$20,001 - \$30,000	35	65
\$30,001 - \$70,000	30	70
\$70,001 - \$100,000	25	75
\$100,001 - \$200,000	20	80
\$200,001 - \$500,000	15	85
\$500,000 - \$1,000,000+	10	90

Billy Wayne McCormick II  
Assignor Name: Billy Wayne McCormick II as Legal Guardian for Waylon McCormick

STATE OF Alabama  
COUNTY OF Calhoun

The foregoing instrument was acknowledged before me on 30 Oct, 2024, by **Billy Wayne McCormick II** as Assignor, who [ ] is personally known to me or [X] has produced identification. Driver's License



[Signature]  
Notary Public

State of Alabama

My commission expires: 3/07/27

CORRECTED  
ASSIGNMENT

This instrument prepared by  
and when recorded return to:

Asset Recovery Inc.  
910 16<sup>th</sup> Street Suite 624  
Denver, CO 80202

**ASSIGNMENT OF TAX DEED SALE EXCESS PROCEEDS  
AND PARTICIPATION AGREEMENT**

(recordable under § 28.222(3)(a), Fla. Stat.)

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

THIS ASSIGNMENT AND PARTICIPATION is made and entered into on 30 Oct, 2024 by  
and between **Waylon McCormick**, ("Assignor") and Asset Recovery Inc. ("Assignee") whose address  
is: 910 16<sup>th</sup> Street, Suite 624, Denver, CO 80202.

**Assignment.** Assignor, for good and valuable consideration (the receipt and sufficiency of which is  
hereby acknowledged) hereby assigns, sells and transfers to the Assignee all right, title and interest  
Assignor has, will have and/or may have, including a springing interest or improvement in title as heir, in  
excess proceeds related to Tax Deed File No. or Tax Certificate No. 02273 in Escambia County,  
Florida.

The address of the property sold or to be sold is 2467 Buckingham Road, Pensacola, FL 32526 / Parcel #  
132S302400040004.

Assignor represents:

1. Assignor has been informed that the amount of excess proceeds available for distribution is up to  
\$20,380.20 and that Assignor may be entitled to receive up to \$20,380.20 of that amount.
2. Prior to this assignment, Assignor had the right to file a claim directly with the Clerk of Court for  
Assignor's interest in the excess proceeds.
3. Assignor has had the right to consult with an independent attorney of Assignor's choice.
4. Assignee has not held itself out as having specialized knowledge as to recovery of the excess  
proceeds. If needed, Assignee will hire its own attorneys who have such knowledge.
5. Assignor was the legal titleholder or lienholder of record of the real property that was sold and  
generated the excess proceeds, or a beneficiary or heir at law of such a titleholder, or a lienholder, at  
the time that the real property was sold at tax deed sale.
6. Assignor understands the amount of money available will depend on other persons who may have a  
superior claim to the excess proceeds.
7. Assignor is making the above representations under oath and under penalty of perjury in order for  
Assignee to receive payment of such excess proceeds.
8. The Assignee has agreed to take all measures it deems appropriate to recover the surplus in the Case  
and will request the court issue two checks, one to Assignee for its participation amount, the other for  
Assignor's amount, with both checks sent to Assignee for proper distribution.

If one or more probates are required to obtain the excess proceeds, Assignor agrees to assist Assignee by  
providing and signing all documents to properly probate the excess proceeds.



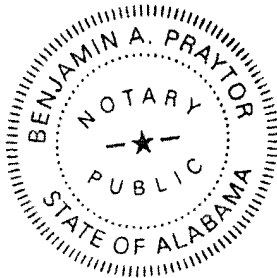
**Participation.** Assignor agrees to the below fee chart if Assignee is successful in obtaining disbursement of the excess proceeds.

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\$20,001 - \$30,000	35	65
\$30,001 - \$70,000	30	70
\$70,001 - \$100,000	25	75
\$100,001 - \$200,000	20	80
\$200,001 - \$500,000	15	85
\$500,000 - \$1,000,000+	10	90

Billy Wayne McCormick II  
Assignor Name: Billy Wayne McCormick II as Legal Guardian for Waylon McCormick

STATE OF Alabama  
COUNTY OF Calhoun

The foregoing instrument was acknowledged before me on 30 Oct, 2024, by Billy Wayne McCormick II as Assignor, who [ ] is personally known to me or [X] has produced identification. Driver's License



Ben Praytor  
Notary Public

State of Alabama

My commission expires: 3/07/27

## Mylanda Johnson (COC)

---

**From:** Mylanda Johnson (COC)  
**Sent:** Tuesday, December 17, 2024 4:03 PM  
**To:** michael Farrar@atlanticbb.net  
**Cc:** Emily Hogg (COC); johnfox@assetrecoveryinc.com  
**Subject:** RE: [EXTERNAL]Re: [EXTERNAL]2022 TD 02273 Est of Mary Russell and Joseph Russell (McCormick)

Were they not married at the time the deed was executed in 2003 when they acquired the property?



### Mylanda Johnson

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

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

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**From:** Mylanda Johnson (COC)  
**Sent:** Tuesday, December 17, 2024 1:12 PM  
**To:** michael Farrar@atlanticbb.net  
**Cc:** Emily Hogg (COC) <EHOGG@escambiaclerk.com>; johnfox@assetrecoveryinc.com  
**Subject:** RE: [EXTERNAL]Re: [EXTERNAL]2022 TD 02273 Est of Mary Russell and Joseph Russell (McCormick)

Good afternoon,

We received the Affidavit of Continuous Marriage. Please record the document in Official Records and have it linked to the deed at OR Book 5061/760.  
That should correct the relationship with the Property Appraiser's office.

I'll keep an eye out for the recording.



### Mylanda Johnson

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

Office of Pam Childers  
Escambia County Clerk of the Circuit Court  
& Comptroller  
221 S. Palafox Street, Suite 110, Pensacola, FL 32502

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

**From:** Mylinda Johnson (COC)  
**Sent:** Thursday, November 7, 2024 12:49 PM  
**To:** [michaelfarrar@atlanticbb.net](mailto:michaelfarrar@atlanticbb.net)  
**Cc:** Emily Hogg (COC) <[EHOGG@escambiaclerk.com](mailto:EHOGG@escambiaclerk.com)>; [johnfox@assetrecoveryinc.com](mailto:johnfox@assetrecoveryinc.com)  
**Subject:** RE: [EXTERNAL]Re: [EXTERNAL]2022 TD 02273 Est of Mary Russell and Joseph Russell (McCormick)

Good afternoon,

We received your letter regarding the death of Mary Russell. It's my understanding, after my conversation with the Property Appraiser's office, that the relationship between Mary and Joseph was not specified on the deed. If the deed does not specify the relationship, they treat it as tenants in common. If they were married, were they married at the time the deed was recorded?  
You may need to reach out to the Property Appraiser's office to find out what needs to be recorded in Official Records to clear that up. Their office is at 850-434-2735.  
They mentioned an affidavit of some sort, but I'm not for sure.



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

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court**  
**& Comptroller**  
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*Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.*

**From:** Mylinda Johnson (COC)  
**Sent:** Tuesday, October 29, 2024 10:45 AM  
**To:** [michaelfarrar@atlanticbb.net](mailto:michaelfarrar@atlanticbb.net)  
**Cc:** Emily Hogg (COC) <[EHOGG@escambiaclerk.com](mailto:EHOGG@escambiaclerk.com)>; [johnfox@assetrecoveryinc.com](mailto:johnfox@assetrecoveryinc.com)  
**Subject:** RE: [EXTERNAL]Re: [EXTERNAL]2022 TD 02273 Est of Mary Russell and Joseph Russell (McCormick)

Good morning,

Can you please send a corrected Assignment for Waylon? The notary stated that she was witnessing the signature of Summer McCormick. It should be Billy McCormick.  
She also didn't use her notary seal.

After consulting with our legal counsel, the sales agreement between Russell and Rodriques does not appear to be an issue.



**Mylinda Johnson**

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

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court**  
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**From:** [michaelfarrar@atlanticbb.net](mailto:michaelfarrar@atlanticbb.net) <[michaelfarrar@atlanticbb.net](mailto:michaelfarrar@atlanticbb.net)>  
**Sent:** Friday, October 25, 2024 11:47 AM  
**To:** Mylinda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>  
**Cc:** Emily Hogg (COC) <[EHOGG@escambiaclerk.com](mailto:EHOGG@escambiaclerk.com)>; [johnfox@assetrecoveryinc.com](mailto:johnfox@assetrecoveryinc.com)  
**Subject:** [EXTERNAL]Re: [EXTERNAL]2022 TD 02273 Est of Mary Russell and Joseph Russell (McCormick)

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In case it helps, Summer is the mother of Gabriella and Emilia.

On Fri, 25 Oct 2024 15:42:20 +0000 "Mylinda Johnson (COC)" wrote:

Good morning,

I spoke with the Property Appraiser's office this morning regarding the chain of title. Joseph Russell deeded his 50% interest to Summer, Gabriella, Emilia and Waylon, that they agree with.

There was an issue with the deed, but as far as they are concerned, the four claimants held interest.

I'm still unsure of what we will need regarding the "legal guardian" signing on behalf of claimants or if the "sales agreement" Joseph Russell executed in 2016 will affect disbursement.

I'll reach out to our legal counsel on Monday.

Mary Russell's portion will need to be probated.

Have a good weekend,

Mylinda

**Mylinda Johnson**

Operations Supervisor

850-595-4813

[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**

**Escambia County Clerk of the Circuit Court  
& Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office*

*may be subject to public records disclosure.*

**From:** [michaelfarrar@atlanticbb.net](mailto:michaelfarrar@atlanticbb.net) <[michaelfarrar@atlanticbb.net](mailto:michaelfarrar@atlanticbb.net)> **Sent:** Monday, October 21, 2024 3:17 PM **To:** Mylinda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)> **Cc:** Emily Hogg (COC) <[EHOGG@escambiaclerk.com](mailto:EHOGG@escambiaclerk.com)>; [johnfox@assetrecoveryinc.com](mailto:johnfox@assetrecoveryinc.com); Mike <[michaelfarrar@atlanticbb.net](mailto:michaelfarrar@atlanticbb.net)> **Subject:** [EXTERNAL]2022 TD 02273 Est of Mary Russell and Joseph Russell (McCormick)

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

I'll ask my client's representative.

On Mon, 21 Oct 2024 20:01:09 +0000 "Mylinda Johnson (COC)" wrote:

Good afternoon,

We received your claim on behalf of Emilia Fulton, Gabriella D. Fulton, Summer McCormick and Waylon McCormick. The file is under review, and I will probably need to get our legal counsel involved.

Just at a first glance I believe Mary Russell's portion will need to be probated.

Joseph Russell deeded his portion to the four claimants you have listed, but he previously executed a sales agreement with Luis and Sara Rodriques. The property appraiser did not fully transfer ownership to Emilia, Gabriella, Summer and Waylon.

I'm only guessing that it probably has to do with the contract agreement. I will reach out to the Property Appraiser's office this week for more information.

Also, the assignments were signed by Summer McCormick as "legal guardian", do you have documentation to support that?

Thanks,

Mylanda

**Mylanda Johnson**

Operations Supervisor

850-595-4813

[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**

**Escambia County Clerk of the Circuit Court  
& Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

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Michael J. Farrar, P.A. 3508 NW 114th Ave. Suite 201 Doral FL 33178 Tel.: (305) 463-9446  
Cell: (305) 300-2025 Fax: (305) 513-5887

Michael J. Farrar, P.A.  
3508 NW 114th Ave. Suite 201  
Doral FL 33178  
Tel.: (305) 463-9446  
Cell: (305) 300-2025  
Fax: (305) 513-5887

# Michael J. Farrar, P.A.

3508 NW 114th Ave. Suite 201 — Doral FL 33178  
Tel. (305) 463-9446 — Fax (305) 513-5887  
michaelfarrar@atlanticbb.net

December 9, 2024

## VIA FIRST-CLASS MAIL

Escambia County Tax Deed Clerk  
Clerk of the Circuit Court — Tax Deeds  
P.O. Box 333  
Pensacola FL 32591-0333

Re: Claim for excess proceeds by Asset Recovery Inc. (“**claimant**”)  
Tax Certificate 2022 TD 002273 / Tax Deed File No. 0924-65  
Parcel 13-2S-30-2400-040-004  
Date of sale: 09-04-24

## SUPPLEMENTAL CLAIM

Dear Tax Deed Clerk:

I represent the claimant, who is the assignee of the former owners of record of the property sold at tax deed sale under the above-referenced tax deed file number. The claimant is requesting the excess proceeds from the tax deed sale. In support of the claim, the claimant submits the following:

1. Affidavit of Continuous Marriage as to Joseph Russell and Mary Russell

When your review is complete, please send the check payable to Asset Recovery Inc., and mail the check to the following address:

c/o Michael J. Farrar, P.A.  
3508 NW 114th Ave. Suite 201  
Doral FL 33178

Very truly yours,



Michael Farrar, Esq.

Submitted by and when recorded return to  
Michael J. Farrar, Esq.  
3508 NW 114th Ave. Suite 201  
Doral FL 33178

### AFFIDAVIT OF CONTINUOUS MARRIAGE

BEFORE ME, the undersigned authority, personally appeared Affiant Summer McCormick, whose post office address is: 2467 Buckingham Road, Pensacola FL 32526; and who, being by me first duly sworn on oath, depose and say:

1. Affiant is the daughter of Joseph and Mary Russell, who were the owners of the following described property:

LT 4 BLK D 1 ST ADON TO KING GEORGE ESTATES PB 7 P 18 OR 4014 P  
665 OR 5061 P 760 OR 7825 P 1294, ESCAMBIA COUNTY, Florida  
Parcel 13-2S-30-2400-040-004

2. Joseph and Mary Russell were husband and wife at the time they acquired title to the above described property and that their marriage to each other has been continuous and uninterrupted from 5/9/2015 up to and including the date of death of 11/29/2012-2023 *Ch*

3. Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements in an instrument of this nature.

4. Affiant has read the foregoing affidavit and fully understands the facts contained herein.

FURTHER AFFIANT(S) SAYETH NOT.

*Summer McCormick*  
Name: Summer McCormick

STATE OF FLORIDA *AL*  
COUNTY OF ESCAMBIA *Covington*

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization on \_\_\_\_\_, 2024, by Summer McCormick, who ☐ is personally known to me or ☒ has produced identification. Type of identification produced: FL DL

*Nikol Perry*  
Notary Public  
State of *AL*

My commission expires: 8/18/2025

NIKOL PERRY  
Notary Public  
Alabama State at Large

# Michael J. Farrar, P.A.

3508 NW 114th Ave. Suite 201 — Doral FL 33178  
Tel. (305) 463-9446 — Fax (305) 513-5887  
michaelfarrar@atlanticbb.net

February 5, 2025

## VIA FIRST-CLASS MAIL

Escambia County Tax Deed Clerk  
Clerk of the Circuit Court — Tax Deeds  
P.O. Box 333  
Pensacola FL 32591-0333

Re: Claim for excess proceeds by Asset Recovery Inc.  
Tax Certificate 2022 TD 002273 / Tax Deed File No. 0924-65  
Parcel 13-2S-30-2400-040-004  
Date of sale: 09-04-24

Dear Tax Deed Clerk:

I represent Asset Recovery Inc.. I received a check on January 26, 2025 for \$10,002.60, which represents half of the excess proceeds. When I called today, the clerk stated it was one-half the excess proceeds because of another heir.

Per my claim packages, the deed at issue (attached) granted the property to four people:

Emilia D Fulton  
Gabiella D. Fulton  
Summer McCormick  
Waylon McCormick

There is no decedent, and no probate or heir exists in this file.

Please send the balance of the excess proceeds from this file to Asset Recovery Inc., and mail the check to the following address:

c/o Michael J. Farrar, P.A.  
3508 NW 114th Ave. Suite 201  
Doral FL 33178

Very truly yours,



Michael Farrar, Esq.

## Quitclaim Deed

RECORDING REQUESTED BY Joseph Russell  
AND WHEN RECORDED MAIL TO:

Summer N. McCormick, Grantee(s)  
Emilia D. Fulton, Gabriella D.  
Fulton, Weylon McCormick ~~(son)~~ <sup>son</sup>

Consideration: \$ Gift

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

Assessor's Parcel No.: LT 4 BLK D 1ST ADDN To King George Estates PB 7 P 18 or 4014 0665

PREPARED BY: Madeline Russell certifies herein that he or she has prepared  
this Deed.

Madeline Russell  
Signature of Preparer

12-14-2017  
Date of Preparation

Madeline Russell  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12-19-2017 in the County of  
Escambia, State of Florida

by Grantor(s), Joseph Russell,

whose post office address is 5412 Coventry Ave. Pensacola FL 32526

to Grantee(s), Summer N. McCormick, Emilia D. Fulton, Gabriella D. Fulton, Weylon McCormick

whose post office address is 2467 Buckingham Rd. Pensacola FL 32526 ~~(son)~~ <sup>son</sup>

WITNESSETH, that the said Grantor(s), Joseph Russell,  
for good consideration and for the sum of \_\_\_\_\_

(\$ \_\_\_\_\_) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

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

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

**GRANTOR(S):**

Joseph Russell  
Signature of Grantor

Joseph Russell  
Print Name of Grantor

Emily Hogg  
Signature of First Witness to Grantor(s)

Emily Hogg  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

Kathy Lynn  
Signature of Second Witness to Grantor(s)

Kathy Lynn  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

\_\_\_\_\_  
Signature of Grantee

\_\_\_\_\_  
Print Name of Grantee

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

## NOTARY ACKNOWLEDGMENT

State of FloridaCounty of EscambiaOn 12/19/17, before me, Emily Hogg, a notary  
public in and for said state, personally appeared, Joseph Russell

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

WITNESS my hand and official seal.

Signature of Notary

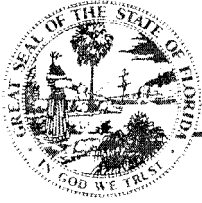
Affiant Known \_\_\_\_\_ Produced ID ☒Type of ID FL DL

(Seal)

Exhibit "A"

Lot 4 Block D 1ST ADDN To King George  
Estates PB 7 P18 or 4014 J P665





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 14, 2025

Asset Recovery Inc  
C/O Michael J. Farrar P.A.  
3508 NW 114<sup>th</sup> Ave, Ste 201  
Doral FL 33178

Re: Tax Certificate 2022 TD 02273 - RUSSELL

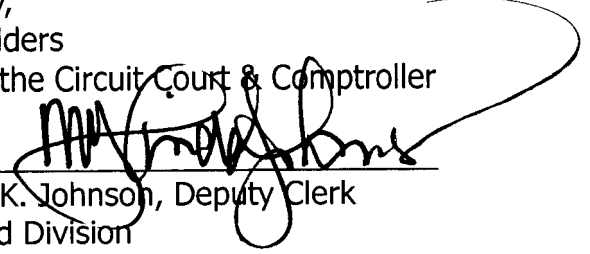
Dear Mr. Farrar

Please find enclosed check # ~~900078129~~ in the amount of \$10,002.59.  
This amount represents payment of the claim on behalf of Summer McCormick, Emilia  
Fulton, Gabriella Fulton and Waylon McCormick., for the surplus funds being held by the  
Clerk's office as a result of the tax deed sale of the real property referenced below.

2022 TD 02273  
2467 Buckingham Rd 32526 (Joseph Russell's portion)

Total \$ 10,002.59

Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

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

/mkj  
Enclosures

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

Bank of America.



PENSACOLA, FLORIDA

 63-27  
 631

900038129

VOID AFTER 6 MONTHS

PAY

\*TEN THOUSAND TWO AND 60/100

ASSET RECOVERY INC

DATE

AMOUNT

 TO THE  
 ORDER  
 OF

 ASSET RECOVERY INC  
 C/O MICHAEL J FARRAR PA  
 3508 NW 114TH AVE STE 201  
 DORAL, FL 33178

01/10/2025

\$10,002.60



PAM CHILDERS, CLERK OF COURT &amp; COMPTROLLER

MP

"900038129" :063100277: 898033991356"

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

900038129

 01/10/2025 2022 TD 002273  
 RUSSELL, JOSEPH

Case # 2022 TD 002273 Registry Check

10,002.60

900038129

01/10/2025 ASSET RECOVERY INC

\$10,002.60