



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

0125.49

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	LIDDELL LORENZO & LIDDELL ELIZABETH D 1/2 INT & 3413 1/2 W FISHER ST PENSACOLA, FL 32505 3413 1/2 W FISHER ST 06-0050-000 BEG 233 33/100 FT W OF SE COR OF LT 4 CONTINUE WLY 46 67/100 FT NLY 150 FT ELY 46 67/100 FT SLY 150 (Full legal attached.)	Certificate #	2022 / 2482
		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)
# 2022/2482	06/01/2022	500.83	25.04	525.87
→ Part 2: Total*				525.87

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)
# 2023/2454	06/01/2023	546.17	6.25	55.07	607.49
Part 3: Total*					607.49

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,133.36
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	440.55
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)	1,948.91

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/08/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG 233 33/100 FT W OF SE COR OF LT 4 CONTINUE WLY 46 67/100 FT NLY 150 FT ELY 46 67/100 FT SLY 150 FT TO POB DB 561 P 516 OR 6818 P 11 S/D OF LT 1 PLAT DB 76 P 263

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400376

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126,

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

Account Number	Certificate No.	Date	Legal Description
06-0050-000	2022/2482	06-01-2022	BEG 233 33/100 FT W OF SE COR OF LT 4 CONTINUE WLY 46 67/100 FT NLY 150 FT ELY 46 67/100 FT SLY 150 FT TO POB DB 561 P 516 OR 6818 P 11 S/D OF LT 1 PLAT DB 76 P 263

I agree to:

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

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

Electronic signature on file
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

04-17-2024
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](#)

General Information		Assessments				
Parcel ID:	162S301001272004	Year	Land	Imprv	Total	Cap Val
Account:	060050000	2023	\$2,475	\$26,717	\$29,192	\$26,914
Owners:	MCNEIL JOSEPH EST OF 1/2 INT PEARSON CHRISTINA D 1/2 INT	2022	\$2,475	\$25,678	\$28,153	\$24,468
Mail:	C/O CHRISTINA PEARSON 7606 CHESHAM COURT WHITE PLAINS, MD 20695	2021	\$2,475	\$20,243	\$22,718	\$22,244
Situs:	3413 1/2 W FISHER ST 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	TOTAL & PERMANENT	
11/16/2023	9070	381	\$100	OT		Legal Description BEG 233 33/100 FT W OF SE COR OF LT 4 CONTINUE WLY 46 67/100 FT NLY 150 FT ELY 46 67/100 FT SLY 150 FT TO POB... 	
10/31/2023	9070	386	\$100	QC			
02/09/2012	6818	11	\$100	QC			
02/2001	4670	1503	\$100	QC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						FRAME SHED	

Parcel Information		Launch Interactive Map			
Section					
Map Id:	16-25-30-1				
Approx. Acreage:	0.1607				
Zoned:	HDR HDR HDR HDR HDR HDR HDR HDR HDR HDR HDR				
View Florida Department of Environmental Protection(DEP) Data					

Buildings

Year Built: 1951, Effective Year: 1951, PA Building ID#: 78070

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-BLW.AVG.

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3


NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

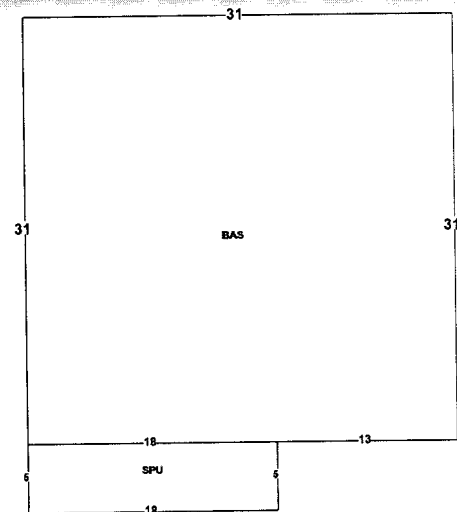
STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 Areas - 1051 Total SF

BASE AREA - 961

SCRN PORCH UNF - 90



Images



5/23/2016 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:05/01/2024 {cc.5245}

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02482**, 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:

BEG 233 33/100 FT W OF SE COR OF LT 4 CONTINUE WLY 46 67/100 FT NLY 150 FT ELY 46 67/100 FT SLY 150 FT TO POB DB 561 P 516 OR 6818 P 11 S/D OF LT 1 PLAT DB 76 P 263

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060050000 (0125-49)

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

LORENZO LIDDELL and ELIZABETH D LIDDELL

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 1st day of May 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 #: 06-0050-000 CERTIFICATE #: 2022-2482

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

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

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

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

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

Period Searched: September 5, 2004 to and including September 5, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 5, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 5, 2024

Tax Account #: **06-0050-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTINA D PEARSON AND JOSEPH MCNEIL**

By Virtue of Quit Claim Deed recorded 11/16/2023 in OR 9070/386 and Warranty Deed recorded 9/29/1961 in Deed Book 561/516

ABTRACTOR'S NOTE: WE FIND A DEATH CERTIFICATE IN OR 8553/1702 FOR A JOE LEE MCNEIL BUT UNABLE TO DETERMINE IF IT IS OUR JOSEPH MCNEIL AND WE FIND NO PROBATE RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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. **Judgment in favor of Chase Bank USA NA recorded 3/23/2010 OR 6572/48**
 - b. **Judgment in favor of Atlantic Credit & Finance Inc recorded 8/24/2009 OR 6498/1714 together with Order for Execution recorded 6/11/2010 OR 6602/1**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 06-0050-000

Assessed Value: \$26,914.00

Exemptions: Total & Permanent

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

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JAN 8, 2025

TAX ACCOUNT #: 06-0050-000

CERTIFICATE #: 2022-2482

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

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

**LORENZO LIDDELL, ELIZABETH D LIDDELL,
CHRISTINA D PEARSON AND ESTATE OF
JOSEPH MCNEIL
3413 1/2 W FISHER ST
PENSACOLA, FL 32505**

**ESTATE OF JOSEPH MCNEIL AND
CHRISTINA D PEARSON
C/O CHRISTINA PEARSON
7606 CHESHAM COURT
WHITE PLAINS, MD 20695**

**JOSEPH MCNEIL JR
1401 GERMAIN ST
PENSACOLA, FL 32534-3522**

**CHASE BANK USA NA
200 WHITE CLAY CENTER DRIVE
NEWARK, DE 19711**

**ATLANTIC CREDIT & FINANCE INC
PO BOX 13386
ROANOKE, VA 24033**

Certified and delivered to Escambia County Tax Collector, this 15th day of September, 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

September 5, 2024

Tax Account #:06-0050-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG 233 33/100 FT W OF SE COR OF LT 4 CONTINUE WLY 46 67/100 FT NLY 150 FT ELY 46
67/100 FT SLY 150 FT TO POB S/D OF LT 1 PLAT DB 76 P 263 DB 561 P 516 OR 6818 P 11 OR 9070 P
381 OR 9070 P 386**

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-0050-000(0125-49)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. PROPERTY APPEARS TO HAVE NO ACCESS.**

1.25
1.25
1.10
4.05

DEED 561 PAGE 516

PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

3414 W. Mark St. Pensacola

Know All Men by These Presents: That We, H. L. Coleman and Argenious Coleman, husband and wife,

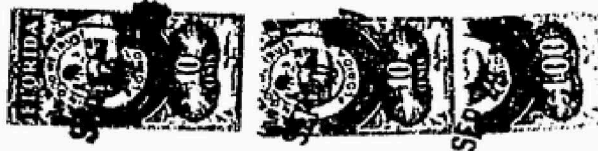
for and in consideration of One Dollar (\$1.00) and other good and valuable considerations

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Elizabeth Richardson and Joseph McNeil,

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

Beginning 233.33' West of the Southeast Corner of the Re-subdivision of Lot 4 of the Plan of Block 1, Section 16, Township 2 South, Range 30 West, thence continue Westerly a distance of 46.67', thence Northerly parallel to the East line of said Lot 4 a distance of 150', thence Easterly parallel to the South line of said Lot 4 a distance of 46.67', thence Southerly 150' to the point of beginning.



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

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of September, A. D. 1961.

Signed, sealed and delivered in the presence of

James B. Meadzell
William Hoffman

H. L. Coleman (SEAL)
Argenious Coleman (SEAL)
(SEAL)
(SEAL)
(SEAL)

127747

State of Florida
Escambia County

Before the subscriber personally appeared H. L. Coleman, and Argenious Coleman his wife, known to me, and known to me to be the individual described by said name, in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth, given under my hand and official seal this 29th day of September, 1961.



William J. Hoffman
Notary Public
My commission expires Nov. 1, 1984
Notary Public, State of Florida at Large
Bonded by American Fidelity & Casualty Co.

Prepared By:

Christina D Pearson

7606 Chesham Court

White Plains, Maryland 20695

After Recording Return To:

Christina D. Pearson

7606 Chesham Court

White Plains, Maryland 20695

Tax Parcel ID Number:

060050000

This space for Recorder's use only

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Escambia

COUNTY

THIS WARRANTY DEED, executed this 20th day of October, 2023,

between first party, as Grantor, Elizabeth Liddell,

a single individual whose mailing address is

7681 Old Hickory Drive, Pensacola Florida, 32507,

and second party, as Grantee, Christina D. Pearson,

a single individual whose mailing address is

7606 Chesham Court, White Plains, Maryland 20695.

WITNESSETH, that Grantor, and in consideration of (\$ 10.00), and

other good and valuable consideration paid by the Grantee, the receipt of which is

hereby acknowledged, does hereby remise, release and forever quitclaim unto the

Grantee, all the rights, title, interest, and claim in or to the following described parcel of land,

and improvements and appurtenances thereto, in Escambia County,

Florida, to-wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.

Elizabeth Liddell
Grantor's Signature

Spouse's Signature (if married)

Elizabeth Liddell
Grantor's Name

Spouse's Name

7681 Old Hickory Drive
Address

Address

Pensacola, Florida 32507
City, State, and Zip

City, State, and Zip

Susan E. Clanton
Witness's Signature

Brianna Rawlings
Witness's Signature

Susan E. Clanton
Witness's Name

Brianna Rawlings
Witness's Name

440 N. Navy Blvd
Pensacola FL 32507
Witness's Address

440 N. Navy Blvd
Pensacola FL 32507
Witness's Address

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

BEG 233 33/100 FT W OF SE COR OF LT 4 CONTINUE WLY 46 67/100 FT NLY 150 FT ELY 46 67/100
FT SLY 150 FT TO POB DB 561 P 516 OR 6818 P 11 S/D OF LT 1 PLAT DB 76 P 263

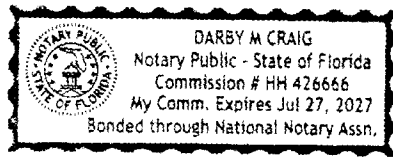
STATE OF FLORIDA)

COUNTY OF Escambia)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of October, 2023, by Elizabeth D Liddell who is personally known to me or who has produced Florida Drivers License as identification.

Darby M. Craig
Notary Public

(SEAL)



My Commission Expires: 07/27/2027

Recorded in Public Records 03/23/2010 at 09:59 AM OR Book 6572 Page 48,
Instrument #2010017964, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

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

CHASE BANK USA, N.A.,

Plaintiff,

vs.

ELIZABETH J RICHARDSON,

Defendant(s).

Case No. 2008-CA-2364

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2010 MAR 17 P 3:00
CIRCUIT CLERK DIVISION
FILED & RECORDED

FINAL SUMMARY JUDGMENT

This cause having come before the Court on the Plaintiff's Motion for Final Summary Judgment, and the court having reviewed the Motion and being advised in the premises, it is

ORDERED and ADJUDGED that Plaintiff, CHASE BANK USA, N.A., recover from Defendant(s), Elizabeth J Richardson, the sum of \$15,574.33 on principal, plus prejudgment interest of \$1,487.46 and costs of \$ 330.00, making a total judgment award of \$17,391.79 that shall bear interest at the rate of 6% per year, for all of which let execution issue.

ORDERED and ADJUDGED in Escambia County, Florida, on

March 17, 2010.

Ernie Lee Magaha

JUDGE

JF 3/19/10

Conformed copies to:

- JPMorganChase-Legal Department, P.O. Box 9622, , Deerfield Beach, FL 33442
- Elizabeth J Richardson, 9125 Daytona Dr , Pensacola , FL 32506-2904
- Plaintiff's Address: 200 White Clay Center Drive Newark, DE 19711

Case: 2008 CA 002364

00020898889

Dkt: CA1036 Pg#: 1

Recorded in Public Records 08/24/2009 at 11:37 AM OR Book 6498 Page 1714,
Instrument #2009057976, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE County COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

ATLANTIC CREDIT & FINANCE, INC Assignee from CASE NO: 2009-SC-000549
HSBC

Plaintiff,

vs.

JOSEPH MCNEIL JR
Defendant(s).

FINAL JUDGMENT
EXECUTION WITHHELD
TO BE RECORDED

IT IS HEREBY ORDERED AND ADJUDGED THAT:

1. Pursuant to the Stipulation entered into between the parties Plaintiff is entitled to a Final Judgment against the Defendant(s). Execution on this judgment shall be withheld pending timely compliance with said Stipulation. Plaintiff's address is , P.O. Box 13386, Roanoke, VA 24033
2. Payment(s) of more than the amount of the installment due or down payment shall not relieve the Defendant(s) of its obligations to make the next monthly payment on the date agreed to. In the event that the Defendant(s) fail to make payments when due, the Plaintiff shall be entitled to an execution order for the full amount then owing plus costs, interest and attorney's fees to be determined by the court.
3. It is agreed that Plaintiff shall recover from the Defendant(s) the principal sum of \$2,214.11, plus pre-judgment interest in the sum of \$309.61, plus court costs in the amount of \$235.00, and in addition attorney's fees in the amount of \$0.00, and post judgment interest at the rate of 8% per annum, to be paid as follows: The sum of \$100.00, due on or before 8/16/09, and the sum of \$100.00, which shall be due on or before the 16th day of each month until paid in full.
4. That in the event of default, Plaintiff shall be entitled to an execution order upon filing a verified notice of default by counsel for Plaintiff. The Court hereby reserves jurisdiction to enforce the terms of Stipulation and this Final Judgment Execution Withheld.

DONE AND ORDERED in, Escambia County, Florida on this the 19 day of August, 2009.

[Signature]
County COURT JUDGE

Copies furnished to:
Borack & Associates, P.A.
2300 Maitland Center Parkway, Suite 200
Maitland, FL 32751

JOSEPH MCNEIL JR
1401 GERMAIN ST
PENSACOLA FL 32534-3522

8Y026106
5480420031527623
268349

Case: 2009 SC 000549

00088284150

Dkt: CC1033 Pg#: 1

Recorded in Public Records 06/11/2010 at 01:55 PM OR Book 6602 Page 1,
Instrument #2010037509, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE County COURT AND
FOR ESCAMBIA COUNTY, FLORIDA
CASE NO.: 2009-SC-000549 ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT

ATLANTIC CREDIT & FINANCE, INC Assignee from HSBC
Plaintiff

vs.

ORDER FOR EXECUTION

2010 JUN 10 1:10:35
COUNTY CIVIL DIVISION
FILED & PLED

JOSEPH MCNEIL JR

Defendant

THIS CAUSE, having come to be heard before me upon the Plaintiff's Affidavit of Non Payment and Demand for Execution Order, and it appearing that the Defendant(s) has/have failed to abide by the Final Judgment Execution Withheld heretofore entered by this Court on **August 19, 2009**, and the Court being otherwise fully advised in the premises, it is, upon consideration,

ORDERED AND ADJUDGED that:

Execution is hereby issued for the Judgment entered on **August 19, 2009**. Plaintiff is entitled to the Judgment amount of **\$2,880.24**, plus post judgment court cost of **\$50.00**, Plaintiff is also entitled to attorney's in the amount of \$0, plus post judgment interest at 6% per annum for all of the above let execution issue.

DONE AND ORDERED at ESCAMBIA County, Florida on this the 9th day of JUNE 2010.


County COURT JUDGE

COPIES FURNISHED TO:
Borack & Associates, P.A.
630 N. Wymore Rd.
Suite 330
Maitland, Florida 32751

JOSEPH MCNEIL JR
1401 GERMAIN ST
PENSACOLA FL 32534-3522

8Y026106

Case: 2009 SC 000549



00013447488

Dkt: CC1071 Pg#: |

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02482 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LORENZO LIDDELL ELIZABETH D LIDDELL
3413 1/2 W FISHER ST 3413 1/2 W FISHER ST
PENSACOLA FL 32505 PENSACOLA FL 32505

EST OF JOSEPH MCNEIL 1/2 INT CHRISTINA D PEARSON 1/2 INT
C/O CHRISTINA PEARSON C/O CHRISTINA PEARSON
7606 CHESHAM COURT 7606 CHESHAM COURT
WHITE PLAINS, MD 20695 WHITE PLAINS, MD 20695

JOSEPH MCNEIL JR ATLANTIC CREDIT & FINANCE INC
1401 GERMAIN ST PO BOX 13386
PENSACOLA, FL 32534-3522 ROANOKE, VA 24033

CHASE BANK USA NA
200 WHITE CLAY CENTER DRIVE
NEWARK, DE 19711

WITNESS my official seal this 21th day of November 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 January 8, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 02482**, 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:

BEG 233 33/100 FT W OF SE COR OF LT 4 CONTINUE WLY 46 67/100 FT NLY 150 FT ELY 46 67/100 FT SLY 150 FT TO POB DB 561 P 516 OR 6818 P 11 S/D OF LT 1 PLAT DB 76 P 263

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060050000 (0125-49)

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

LORENZO LIDDELL and ELIZABETH D LIDDELL

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 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

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Post Property:

3413 1/2 W FISHER ST 32505



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ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

LORENZO LIDDELL
3413 1/2 W FISHER ST
PENSACOLA FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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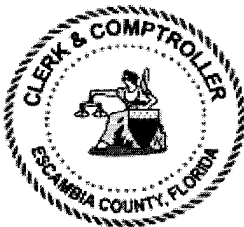
Dated this 15th day of November 2024.

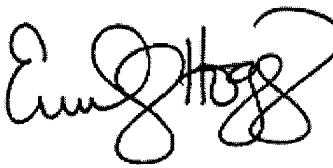
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ELIZABETH D LIDDELL
3413 1/2 W FISHER ST
PENSACOLA FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 060050000 Certificate Number: 002482 of 2022**

**Payor: ELIZABETH LIDDELL AND ALICE MCNEIL 5 ALAN ADALE DR PENSACOLA FL 32506
Date 12/5/2024**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$517.56
Tax Collector's Total \$2,218.26
Postage \$57.40
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$2,810.22

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

RECEIVED
\$ 1387.07
[Signature]

**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
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**COUNTY OF ESCAMBIA
OFFICE OF THE
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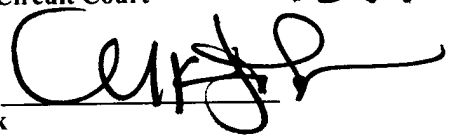
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Clerk of the Circuit Court**

Received By: 
Deputy Clerk

REDUCED
\$ 1387.08

**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>**

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

(R)

NON-ENFORCEABLE RETURN OF SERVICE

0125-49

Document Number: ECSO24CIV040336NON

Agency Number: 25-001641

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02482 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LORENZO LIDDELL AND ELIZABETH D LIDDELL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 11/22/2024 at 8:56 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LORENZO LIDDELL , Writ was returned to court UNEXECUTED on 11/25/2024 for the following reason:

PER TENANT AT GIVEN ADDRESS, SUBJECT IS DECEASED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

C Davis 927

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Dated this 15th day of November 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:

LORENZO LIDDELL
3413 1/2 W FISHER ST
PENSACOLA FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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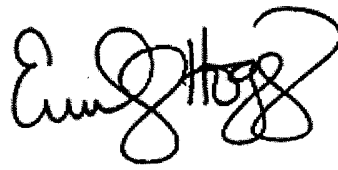
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

(R)

NON-ENFORCEABLE RETURN OF SERVICE

0125-49

Document Number: ECSO24CIV040574NON

Agency Number: 25-001569

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02482 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LORENZO LIDDELL AND ELIZABETH D LIDDELL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/22/2024 at 8:53 AM and served same at 1:01 PM on 11/25/2024 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: _____

C. Davis 927
C. DAVIS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

(R)

NON-ENFORCEABLE RETURN OF SERVICE

0125-49

Document Number: ECSO24CIV040340NON

Agency Number: 25-001642

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02482 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LORENZO LIDDELL AND ELIZABETH D LIDDELL

Defendant:

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Non-Executed

Received this Writ on 11/22/2024 at 8:56 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ELIZABETH D LIDDELL , Writ was returned to court UNEXECUTED on 11/25/2024 for the following reason:

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ESCAMBIA COUNTY, FLORIDA

By: _____

C. Davis 927

C. DAVIS, CPS

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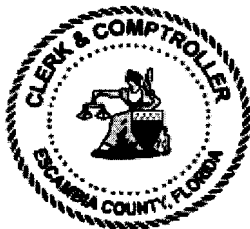
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Personal Services:

ELIZABETH D LIDDELL
3413 1/2 W FISHER ST
PENSACOLA FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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NOTICE OF APPLICATION FOR TAX DEED

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BEG 233 33/100 FT W OF SE COR OF LT 4 CONTINUE WLY 46 67/100 FT NLY 150 FT ELY 46 67/100 FT SLY 150 FT TO POB DB 561 P 516 OR 6818 P 11 S/D OF LT 1 PLAT DB 76 P 263

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060050000 (0125-49)

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

LORENZO LIDDELL and ELIZABETH D LIDDELL

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 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:

ELIZABETH D LIDDELL
3413 1/2 W FISHER ST
PENSACOLA FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

LORENZO LIDDELL [0125-49]
3413 1/2 W FISHER ST
PENSACOLA FL 32505

9171 9690 0935 0127 2368 84

ELIZABETH D LIDDELL [0125-49]
3413 1/2 W FISHER ST
PENSACOLA FL 32505

9171 9690 0935 0127 2368 77

EST OF JOSEPH MCNEIL 1/2 INT
[0125-49]
C/O CHRISTINA PEARSON
7606 CHESHAM COURT
WHITE PLAINS, MD 20695

9171 9690 0935 0127 2368 60

CHRISTINA D PEARSON 1/2 INT
[0125-49]
C/O CHRISTINA PEARSON
7606 CHESHAM COURT
WHITE PLAINS, MD 20695

9171 9690 0935 0127 2368 53

JOSEPH MCNEIL JR [0125-49]
1401 GERMAIN ST
PENSACOLA, FL 32534-3522

9171 9690 0935 0127 2368 46

ATLANTIC CREDIT & FINANCE INC
[0125-49]
PO BOX 13386
ROANOKE, VA 24033

9171 9690 0935 0127 2368 39

CHASE BANK USA NA [0125-49]
200 WHITE CLAY CENTER DRIVE
NEWARK, DE 19711

9171 9690 0935 0127 2368 22

Redeemed

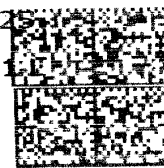
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0127 2368 39

PENSACOLA FL 32502
11 NOV 2024 PM 1:14



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
11/21/2024 ZIP 32502
043M31219251

US POSTAGE

ATLANTIC CREDIT & FINANCE INC
[0125-49]
PO BOX 13386
ROANOKE, VA 24033

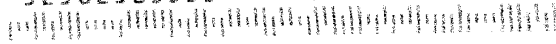
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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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BC: 32502583335 *2180-00640-00-36



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
OFFICIAL RECORDS
11/23

2024 DEC 17 AM 11:59

TO AMBIA COURT, FL

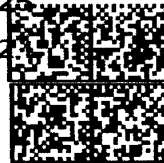
JOSEPH MCNEIL JR [0125-49]
1401 GERMAIN ST
PENSACOLA, FL 32534-3522



9171 9690 0935 0127 2368 46

PENSACOLA FL 325

21 NOV 2024 PM 2:11



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

11/21/2024 ZIP 32502
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US POSTAGE

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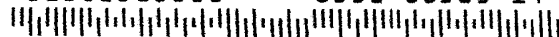
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

32534-3522

BC: 32502583335

*0532-00589-14-31





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

SALE DATE – 01-08-2025 – TAX CERTIFICATE #02482

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 5, 12, 19, 26, 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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2024.12.26 11:18:48 -06'00'

PUBLISHER

Sworn to and subscribed before me this 26TH day of DECEMBER
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.12.26 11:21:38 -06'00'

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

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Dated this 21st day of November 2024.

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

oaw-4w-12-05-12-19-26-2024