



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

1024-29

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	STEWART MATTIE LUCY EST OF 2518 NORTH R ST PENSACOLA, FL 32505 2518 N R ST 06-1864-000 N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42	Certificate #	2022 / 2675
		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)
# 2022/2675	06/01/2022	778.14	38.91	817.05
→Part 2: Total*				817.05

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)
# 2023/2686	06/01/2023	852.33	6.25	140.63	999.21
Part 3: Total*					999.21

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)	1,816.26
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	855.92
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)	3,047.18

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

Sign here: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 22nd, 2024

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

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

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400076

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

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

Account Number	Certificate No.	Date	Legal Description
06-1864-000	2022/2675	06-01-2022	N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

I agree to:

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

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

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

04-11-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← [Nav. Mode](#) [Account](#) [Parcel ID](#) →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	172S301402031013	Year	Land	Imprv	Total	Cap Val
Account:	061864000	2023	\$12,120	\$48,783	\$60,903	\$48,320
Owners:	STEWART MATTIE LUCY EST OF	2022	\$6,285	\$43,530	\$49,815	\$43,928
Mail:	2518 NORTH R ST PENSACOLA, FL 32505	2021	\$6,285	\$34,273	\$40,558	\$39,935
Situs:	2518 N R 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)	None
01/1967	353	42	\$5,500	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description
						N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42
						Extra Features
						None

Parcel Information
[Launch Interactive Map](#)

Section Map Id:
17-2S-30-1

Approx. Acreage:
0.2061

Zoned:

MDR
MDR
MDR
MDR
MDR
MDR

Evacuation & Flood Information

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

[Open Report](#)

+

-

60

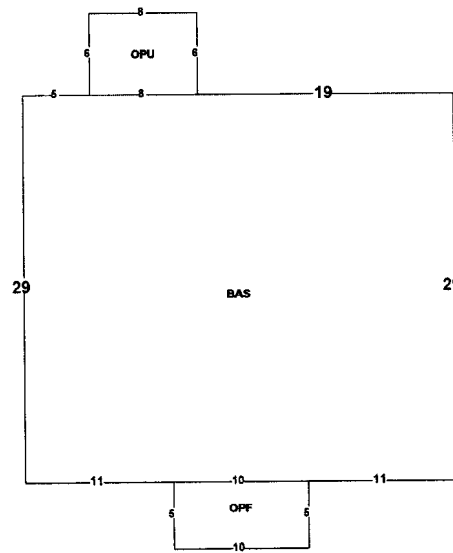
Buildings
Address: 2518 N R ST, Year Built: 1940, Effective Year: 1940, PA Building ID#: 79385

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ALUMINUM SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1026 Total SF

BASE AREA - 928
OPEN PORCH FIN - 50
OPEN PORCH UNF - 48



Images



5/3/2016 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02675**, 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:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061864000 (1024-29)

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

EST OF MATTIE LUCY STEWART

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **2nd** day of **October 2024**.

Dated this 26th day of April 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-1864-000 CERTIFICATE #: 2022-2675

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

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

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

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

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

Period Searched: June 04, 2004 to and including June 04, 2024 Abstractor: Ben Murzin

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 10, 2024

Tax Account #: **06-1864-000**

1. The Grantee(s) of the last deed(s) of record is/are: **VERLON STEWART AND MATTIE LUCY STEWART**

By Virtue of Warranty Deed recorded 8/24/1967 in OR 353/42

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR MATTIE LUCY STEWART OR VERLON STEWART 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. **Mortgage in favor of Long Beach Mortgage Company recorded 05/22/1998 OR 4260/1850 together with assignment of mortgage recorded 02/11/2000 OR 4523/282**
 - b. **MSBU Lien in favor of Escambia County recorded 10/05/1998 OR 4316/403**
 - c. **MSBU Lien in favor of Escambia County recorded 08/06/1999 OR 4448/1396**
 - d. **Code Enforcemnt Lien in favor of Escambia County recorded 07/27/2022 – OR 8830/6 together with Order recorded 03/27/2024 – OR 9123/1316**
 - e. **Lien in favor of the Emerald Coast Utilities Authority recorded 04/02/1998 – OR 4240/1461**
 - f. **Lien in favor of the Emerald Coast Utilities Authority recorded 11/07/2001 – OR 4798/1635**
 - g. **Lien in favor of the Emerald Coast Utilities Authority recorded 08/13/2012 – OR 6894/344**
4. Taxes:

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

Tax Account #: 06-1864-000

Assessed Value: \$48,320.00

Exemptions: NONE

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

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **OCT 2, 2024**
TAX ACCOUNT #: _____ **06-1864-000**
CERTIFICATE #: _____ **2022-2675**

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

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

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

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT ST
PENSACOLA FL 32514-0311

LONG BEACH MORTGAGE COMPANY
1100 TOWN & COUNTRY RD
ORANGE CA 92868

EQUICREDIT CORPORATION OF AMERICA
10401 DEERWOOD PARK BLVD
JACKSONVILLE FL 32256-0565

MATTIE LUCY STEWART
VERLON STEWART
2518 NORTH R ST
PENSACOLA FL 32505

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

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

June 10, 2024

Tax Account #:06-1864-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-1864-000(1024-29)

2518 7/20 11th "R" St
12

FORM 140
PRINTED AND FOR SALE
MALLE PRINTING CO.
PENSACOLA, FLA.

State of Florida }
Escambia County }

WARRANTY DEED

Know All Men by These Presents: That we, L. D. Boyette and Mary E. Boyette, husband and wife,

for and in consideration of Ten Dollars and other good and valuable considerations (\$10.00) DOLLARS the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Verlon Stewart and Mattie Incey Stewart, husband and wife,

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

The South 20 feet of Lot 4 and the North 40 feet of Lot 3 in Block "11" in the Second Addition to Pinecrest, a subdivision of a portion of Section 17, Township 2 South, Range 30 West, of the above County.

ESTATE OF FLORIDA
DOCUMENTARY STAMP TAX
\$ 10.50
AUG 21 1967

RECORDED IN
BOOK 100
PAGE 113
AUG 21 12 55 PM '67
COUNTY CLERK
ESCAMBIA COUNTY
FLORIDA

327341

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

And we covenant that we and our heirs, executors, administrators and assigns, the said grantee, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 11th day of June, A. D. 19 67.

Signed, sealed and delivered in the presence of

L. D. Boyette
Mary E. Boyette
Paul Hartley

L. D. Boyette (SEAL)
Mary E. Boyette (SEAL)
Paul Hartley (SEAL)

State of Florida }
Escambia County }

DOCUMENTARY STAMP TAX
AUG 21 1967
AUG 21 1967
AUG 21 1967
AUG 21 1967

Before the subscriber personally appeared L. D. Boyette, and Mary E. Boyette

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 11th day of June, 19 67.

NOTARY PUBLIC
ESCAMBIA COUNTY
FLORIDA
AUG 21 1967

Paul Hartley
Notary Public
My commission expires 2-13-1968

25+3.50
41.65
80
23
noty
23

OR BK 4260 PG1850
Escambia County, Florida
INSTRUMENT 98-486425

MTG DOC STAMPS PD @ ESC CO \$ 41.65
05/22/98 ERNIE LEE MAGANA, CLERK
By: Sally Arnold

INTANGIBLE TAX PD @ ESC CO \$ 23.80
05/22/98 ERNIE LEE MAGANA, CLERK
By: Sally Arnold

When recorded, mail to:

LONG BEACH MORTGAGE COMPANY
P.O. BOX 11490
SANTA ANA, CA 92711

LOAN NO. 7632912-30335

98-6960

Prepared by HELTNE HARTMAN
Record & Return To
First American Title Insurance Co.
7201 N. 9th Avenue, Suite A-4
Pensacola, FL 32504

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on May 11, 1998. The mortgagor is
VERLON STEWART and MATTIE LUCY STEWART, HUSBAND AND WIFE

2518 NORTH R ST, PENSACOLA, FL 32505, whose address is

("Borrower"). This Security Instrument is given to LONG BEACH MORTGAGE COMPANY

which is organized and existing under the laws of the State of Delaware, and whose
address is 1100 TOWN & COUNTRY ROAD ORANGE, CA 92868

("Lender"). Borrower owes Lender the principal sum of
Eleven Thousand Nine Hundred and no/100-----
Dollars (U.S. \$ 11,900.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for
monthly payments, with the full debt, if not paid earlier, due and payable on June 1, 2028.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,
extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to
protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this
Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following
described property located in ESCAMBIA "M" 17th & 15th, County, Florida:

THE SOUTH 20 FEET OF LOT 4 AND THE NORTH 40 FEET OF LOT 3 IN BLOCK "X" IN THE SECOND
ADDITION TO PINECREST, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH,
RANGE 30 WEST, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

which has the address of 2518 N R STREET, PENSACOLA [Street, City],
Florida 32505 [Zip Code] ("Property Address");

FLORIDA-Single Family-FNMA/FHLMC UNIFORM
INSTRUMENT Form 3010 9/90
Amended 12/93

VMP -6H(FL) (9403).01

VMP MORTGAGE FORMS - (800)521-7291

Initials: MS U.S.



TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. Section 2601 *et seq.* ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any Funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the

enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. Mortgage Insurance. If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required, at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect, or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

10. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. Sale of Note; Change of Loan Servicer. The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

RCD May 22, 1998 03:07 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-486425

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

22. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument to Borrower. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under applicable law.

23. Attorneys' Fees. As used in this Security Instrument and the Note, "attorneys' fees" shall include any attorneys' fees awarded by an appellate court.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> V.A. Rider | <input type="checkbox"/> Other(s) [specify] | |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

Deborah A. Timbie

 DEBORAH A. TIMBIE
Ashley Watson

 ASHLEY WATSON

 (Seal)
 -Borrower

Verlon Stewart

 VERLON STEWART (Seal)
 -Borrower

Mattie Lucy Stewart

 MATTIE LUCY STEWART (Seal)
 -Borrower

 (Seal)
 -Borrower

STATE OF FLORIDA,

ESCAMBIA

County ss:

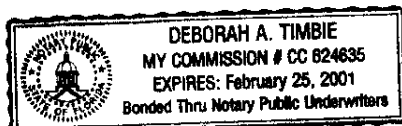
The foregoing instrument was acknowledged before me this MAY 11, 1998 by

VERLON STEWART AND MATTIE LUCY STEWART

who is personally known to me or who has produced

DRIVER'S LICENSE

as identification.



Deborah A. Timbie

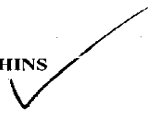
 Notary Public

1050

OR BK 4523 P60282
Escambia County, Florida
INSTRUMENT 00-705810

When recorded, mail to:

RECORD AND RETURN TO: KAROLEE HUTCHINS
EquiCredit Corp./Sec. Mkt./Doc. Control
P. O. Box 44136
Jacksonville, FL 32231-9957



Loan No. 7632912-30335

This form was prepared by: LONG BEACH MORTGAGE COMPANY
address: 1100 TOWN & COUNTRY ROAD
ORANGE, CA 92868
tel. no: (800) 743-3336

ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is 1100 TOWN & COUNTRY ROAD, ORANGE, CA 92868 does hereby grant, sell, assign, transfer and convey, unto

EquiCredit Corporation of America

a corporation organized and existing under the laws of Delaware,
whose address is 10401 DEERWOOD PARK BLVD. JACKSONVILLE, FL 32256-0505
a certain Mortgage dated 05/11/98

(herein "Assignee"),

, made and executed by

VERLON STEWART and MATTIE LUCY STEWART, HUSBAND AND WIFE

to and in favor of LONG BEACH MORTGAGE COMPANY
following described property situated in ESCAMBIA
ATTACHED HERETO AND MADE A PART HEREOF

County, State of Florida:

upon the

such Mortgage having been given to secure payment of Eleven Thousand Nine Hundred and no/100
(\$ 11,900.00) which Mortgage is of record in Book, Volume, or Liber

No. 4260, at page 1850/1855 (or as No. _____) of the _____ Records of
ESCAMBIA County, State of Florida, together with the note(s) and obligations therein
described and the money due and to become due thereon with interest, and all rights accrued or to accrue under such Mortgage.

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on
May 20th 1998

Witness Doug Hart

LONG BEACH MORTGAGE COMPANY
(Assignor)

Witness _____

By: Cheryl Pakulak
Cheryl Pakulak - Agent (Signature)

Attest
Seal: _____

By: Betty Johnson
Betty Johnson - Agent

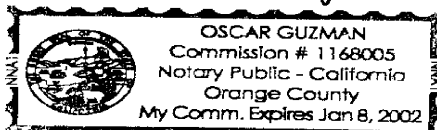
State of California
County of ORANGE
On May 20, 1998

8 770005042
, before me Oscar Guzman
, personally appeared

Betty Johnson and Cheryl Pakulak, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the Assignment.

Oscar Guzman
Oscar Guzman

Florida Assignment of Mortgage 4/95
VMP-995(FL) (9505).02 VMP-1163 (9301)
VMP MORTGAGE FORMS - (800)521-7291



9/3 3 10.50

OR BK 4523 PG0283
Escambia County, Florida
INSTRUMENT 00-705810

THE SOUTH 20 FEET OF LOT 4 AND THE NORTH 40 FEET OF LOT 3 IN BLOCK "H" IN THE SECOND
ADDITION TO PINECREST, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 2 SOUTH,
RANGE 30 WEST, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

RCD Feb 11, 2000 02:03 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-705810

RCD Oct 05, 1998 11:52 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-530807

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: STEWART VERLON &
MATTIE LUCY
2518 N R ST
PENSACOLA FL 32505

ACCT.NO. 06 1864 000 000
AMOUNT \$35.20

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

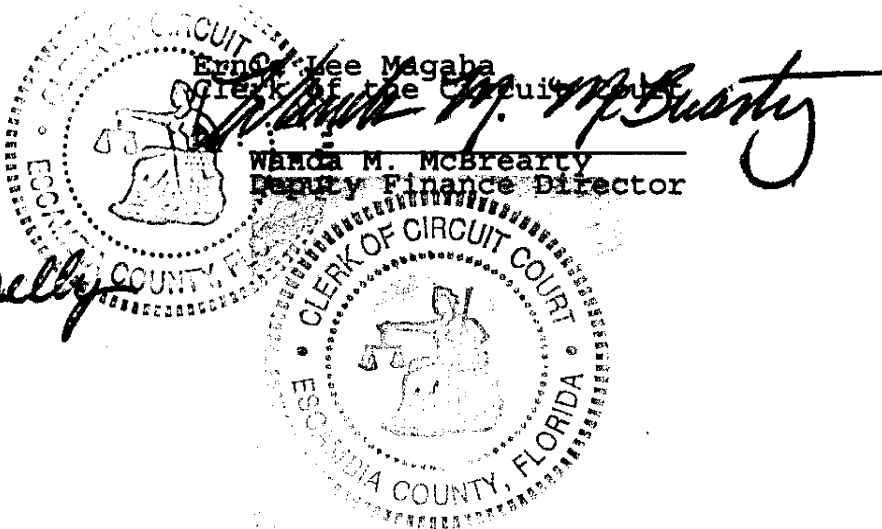
N 40 FT OF LT 3 AND S
20 FT OF LT 4 BLK M
2ND ADDN TO PINECREST
PB 2 P 34
OR 353 P 42

PROP.NO. 17 2S 30 1402 031 013

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

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

Date: 09/04/1998



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

RCD Aug 06, 1999 07:57 am
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-640239

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: STEWART VERLON &
MATTIE LUCY
2518 NORTH R ST
PENSACOLA FL 32505

ACCT.NO. 06 1864 000 000
AMOUNT \$35.20

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

N 40 FT OF LT 3 AND S
20 FT OF LT 4 BLK M
2ND ADDN TO PINECREST
PB 2 P 34
OR 353 P 42

PROP.NO. 17 2S 30 1402 031 013

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

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

Date: 05/24/1999

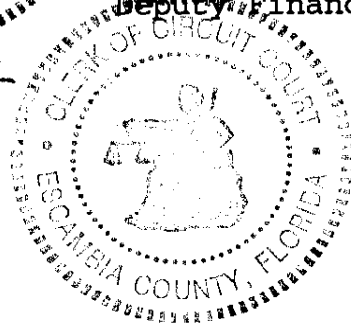


Ernie Lee Magaha
Clerk of the Circuit Court

Wanda M. M. Breaux
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: Gurgiane B. Donnelly
Deputy Clerk



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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE2201367N
LOCATION: 2518 N R ST
PR#: 172S301402031013

VS.

STEWART MATTIE LUCY EST
OF,
2518 NORTH R ST
PENSACOLA, FL 32505

RESPONDENT(S)

ORDER

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

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structures - 30-203 (U) Broken/cracked

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAHGBHH-BCHHFD-B Page 1 of 3



THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **8/25/2022** to correct the violation(s) and to bring the violation into compliance. Corrective action shall include:

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **8/26/2022**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia

27-Apr-22

Page 2 Of 3

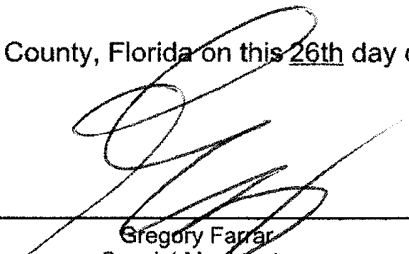
Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAHGBHH-BCHHFD-B Page 3 of 3

County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than 30 days from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

DONE AND ORDERED in Escambia County, Florida on this 26th day of July, 2022.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA

Case No: CE2201367N
Location: 2518 N R ST
PR #: 172S301402031013

vs.

STEWART MATTIE LUCY EST
OF,
2518 NORTH R ST
PENSACOLA, FL 32505

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 7/26/2022.

Itemized Cost		
Daily fines	\$9,880.00	\$20.00 Per Day From: <u>08/26/2022</u> To: <u>01/02/2024</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$6,620.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

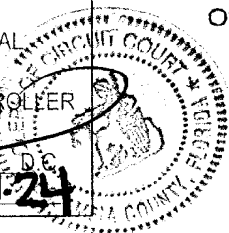
Total: \$16,735.00

DONE AND ORDERED at Escambia County, Florida on

3-24 2024

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: [Signature]
DATE: 3-27-24



609 Juel

OR BK 4240 PG 1461
Escambia County, Florida
INSTRUMENT 98-471152

RCD Apr 02, 1998 12:55 pm
Escambia County, Florida

**THIS INSTRUMENT WAS PREPARED
BY AND IS TO BE RETURNED TO:**

JAMIE ROGERS
**Escambia County Utilities Authority
9250 Hamman Street
Pensacola, Florida 32514-0311**

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-471152

NOTICE OF LIEN



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the **ESCAMBIA COUNTY UTILITIES AUTHORITY** has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2nd ADDN TO PINCREST PB 2 P 34
OR 353 P 42

Customer: Stewart, Verlon & Mattie
Account Number: 8933-7379
Amount of Lien: \$ 100.45, plus simple interest at 18% per annum, or such lesser rate as may be allowed by law.

Such lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 81-376, Laws of Florida, as amended, Resolution NO. 87-10 adopted July 23, 1987, and Resolution No. 87-15 adopted August 27, 1987. This lien became effective as of the date such services were furnished, shall continue in full force and effect until paid, and is prior to all other liens except the lien of state, county and municipal taxes and is on a parity with the lien of such taxes.

Provided, however, that if the aboved-named customer has conveyed said property by means of a deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 3/31/98.

Escambia County Utilities Authority

By: Jamie Rogers *Jamie Rogers*

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 31st day of March 19 98, by Jamie Rogers *Jamie Rogers*, as CSR of the Escambia County Utilities Authority.

SUZANNE COFFEY
Notary Public, State of Florida
My comm. expires Dec. 17, 2001
Comm. No. CC 683480

Suzanne Coffey
Notary Public - State of Florida
TYPE/PRINT: Suzanne Coffey
My Commission Expires: 12-17-01

[NOTARY SEAL]

PREPARED BY:
Nettie Williams
Escambia County Utilities Authority
9250 Hamman Street
Pensacola, Florida 32514-0311

Good deal

OR BK 4798 PG 1635
Escambia County, Florida
INSTRUMENT 2001-900331

THIS INSTRUMENT WAS PREPARED
BY AND IS TO BE RETURNED TO:

RCD Nov 07, 2001 12:53 pm
Escambia County, Florida

Gwendolyn M cMillan
Escambia County Utilities Authority
9255 Sturdevant St
Pensacola, Florida 32514

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-900331

NOTICE OF LIEN



STATE OF FLORIDA
COUNTY OF ESCAMBIA

Notice is hereby given that the ESCAMBIA COUNTY UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO
PINECREST PB 2 P 34 OR 353 P 42

Customer: Mattie and Verlon Stewart
Account Number: 8933-7379

Amount of Lien: \$ 127.34, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice, and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Escambia County Utilities Authority Resolution 87-10, as amended.

Provided, however, that if the above-named customer has conveyed said property by means of a deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: October 30, 2001

Escambia County Utilities Authority
By: *Gwendolyn McMillan*

STATE OF FLORIDA
COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 30th day of October, 2001, by Gwendolyn McMillan of the Escambia County Utilities Authority, who is personally known to me and who did not take an oath.

Linda A. Sutherland
Notary Public - State of Florida

STEWART VERLON &
MATTIE LUCY
2518 NORTH R ST
PENSACOLA FL 32505

[NOTARY SEAL]

Revised 5/11/99
RWK:ls



LINDA A. SUTHERLAND
My comm. expires Mar. 1, 2004
No. CC 915005
 Personally Known () Other I.D.

This Instrument Was Prepared
By And Is To Be Returned To:
LINDA HYDE,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien
against the following described real property situated in Escambia County, Florida,
for water, wastewater and/or sanitation service provided to the following customer:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34...

Customer: STEWART MATTIE

Account Number: 8933-7379

Amount of Lien: \$453.91, together with additional unpaid utility service
charges, if any, which may accrue subsequent to the date of this notice and simple
interest on unpaid charges at 18 percent per annum, or at such lesser rate as may
be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-
248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution
87-10, as amended, and this lien shall be prior to all other liens on such lands or
premises except the lien of state, county, and municipal taxes and shall be on a
parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by
means of deed recorded in the public records of Escambia County, Florida, prior to
the recording of this instrument, or if the interest of the above-named customer is
foreclosed by a proceeding in which notice of lis pendens has been filed prior to the
recording of this instrument, this lien shall be void and of no effect.

Dated: 8/9/12

EMERALD COAST UTILITIES AUTHORITY

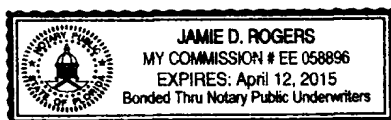
BY: Linda Hyde

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9th day of
August, 20 12, by LINDA HYDE of
the Emerald Coast Utilities Authority, who is personally known to me and who did not
take an oath.

[Notary Seal]

Jamie D. Rogers
Notary Public - State of Florida



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02675 of 2022

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

EST OF MATTIE LUCY STEWART 2518 NORTH R ST PENSACOLA, FL 32505	LONG BEACH MORTGAGE COMPANY 1100 TOWN & COUNTRY RD ORANGE CA 92868
EQUICREDIT CORPORATION OF AMERICA 10401 DEERWOOD PARK BLVD JACKSONVILLE FL 32256-0565	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 2, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 02675, 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:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061864000 (1024-29)

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

EST OF MATTIE LUCY STEWART

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of October, which is the 2nd day of October 2024.

Dated this 16th day of August 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

EST OF MATTIE LUCY STEWART
[1024-29]
2518 NORTH R ST
PENSACOLA, FL 32505

9171 9690 0935 0127 1773 54

LONG BEACH MORTGAGE COMPANY
[1024-29]
1100 TOWN & COUNTRY RD
ORANGE CA 92868

9171 9690 0935 0127 1773 61

EQUICREDIT CORPORATION OF
AMERICA [1024-29]
10401 DEERWOOD PARK BLVD
JACKSONVILLE FL 32256-0565

9171 9690 0935 0127 1773 78

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1024-29]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 1773 85

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1024-29]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 1773 09

ECUA [1024-29]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 1773 16

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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **2nd day of October 2024**.

Dated this 15th day of August 2024.

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

Post Property:

2518 N R ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Dated this 15th day of August 2024.

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

Personal Services:

EST OF MATTIE LUCY STEWART
2518 NORTH R ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1024-29

Document Number: ECSO24CIV029112NON

Agency Number: 24-008912

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02675 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF MATTIE LUCY STEWART

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/23/2024 at 9:08 AM and served same at 8:25 AM on 8/27/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **October 2, 2024**, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02675**, 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:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

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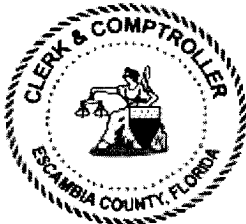
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **2nd** day of **October 2024**.

Dated this 15th day of August 2024.

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

Post Property:

2518 N R ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1024-29

Document Number: ECSO24CIV029116NON

Agency Number: 24-008913

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02675 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF MATTIE LUCY STEWART

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

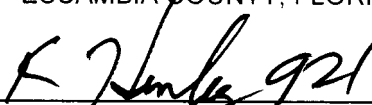
Non-Executed

Received this Writ on 8/23/2024 at 9:08 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for EST OF MATTIE LUCY STEWART , Writ was returned to court UNEXECUTED on 8/27/2024 for the following reason:

NO HOME ON PROPERTY LOCATED AT 2518 N R ST, UNABLE TO SERVE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON **October 2, 2024**, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02675**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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SECTION 17, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 061864000 (1024-29)

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

EST OF MATTIE LUCY STEWART

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **2nd day of October 2024**.

Dated this 15th day of August 2024.

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

Personal Services:

EST OF MATTIE LUCY STEWART
2518 NORTH R ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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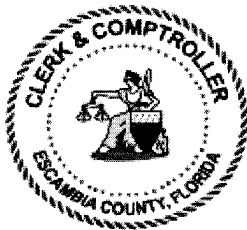
Dated this 15th day of August 2024.

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

Personal Services:

EST OF MATTIE LUCY STEWART
2518 NORTH R ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

EST OF MATTIE LUCY STEWART
[1024-29]
2518 NORTH R ST
PENSACOLA, FL 32505

9171 9690 0935 0127 1773 54

LONG BEACH MORTGAGE COMPANY
[1024-29]
1100 TOWN & COUNTRY RD
ORANGE CA 92868

9171 9690 0935 0127 1773 61

EQUICREDIT CORPORATION OF
AMERICA [1024-29]
10401 DEERWOOD PARK BLVD
JACKSONVILLE FL 32256-0565

9171 9690 0935 0127 1773 78

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1024-29]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 1773 85

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1024-29]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

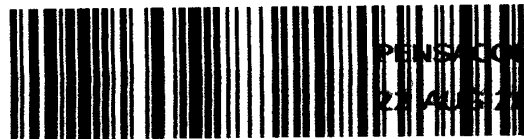
9171 9690 0935 0127 1773 09

ECUA [1024-29]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 1773 16

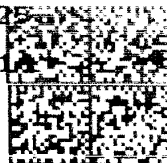
*contact -
Family friend*

CERTIFIED MAIL™



9171 9690 0935 0127 1773 78

PENSACOLA FL 325
22 AUG 2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

08/22/2024 ZIP 32502
043M31219251

US POSTAGE

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

20 22 AUG 27 2024
PENSACOLA FL

QUICK CREDIT CORPORATION OF
AMERICA [1024-29]
10401 DEERWOOD PARK BLVD
JACKSONVILLE FL 32256-0565

9300020236300000

VAC

32502-5833
32256-500798

NAC

NIXIE 322 DE 1 0006/31/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

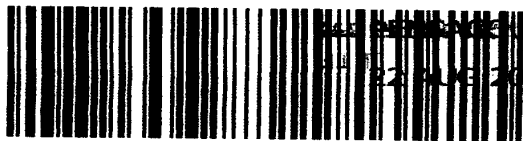
BC: 32502583335 *2638-00954-22-36



CERTIFIED MAIL™

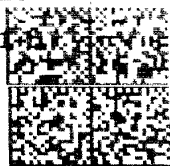
Pam Childers

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



9171 9690 0935 0127 1773 54

FL 325
22 JUNE 2024 PM 1



quadrant
FIRST-CLASS MAIL
IMI
\$008.16⁰
08/22/2024 ZIP 32502
043M31219251

US POSTAGE

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

EC: 32502583335 *2191-04954-06-33

EST OF MATTIE LUCY STEWART
[1024-29]
2518 NORTH R ST
PENSACOLA, FL 32505

FLORIDA COUNTY
-1 A D: 52

UNABLE TO FORWARD FOR
RECEIVED 08/22/24
PENSACOLA FL 32502

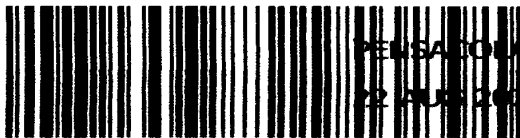
FWO
32505-1879218 2

EC: 32505579218 DU *2698-01100-22-36

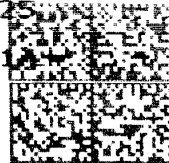
CERTIFIED MAIL™

Pam Childers

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



PENSACOLA FL 325
22 AUG 2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

08/22/2024 ZIP 32502
043M31215251

US POSTAGE

9171 9690 0935 0127 1773 61

015010
1100 TOWN & COUNTRY RD
ORANGE CA 92868

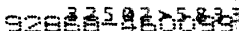
LONG BEACH MORTGAGE COMPANY
[024-29]
1100 TOWN & COUNTRY RD
ORANGE CA 92868

NIXIE 911 DE 1 0008/29/24

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

REF

BC: 32502583335 *2638-03421-22-47



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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

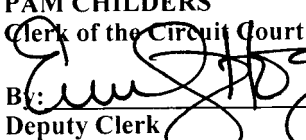
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale

Cash Summary

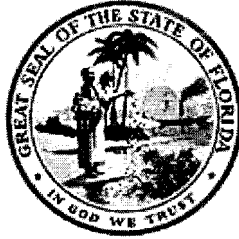
Cert # 002675 of 2022 Date 10/2/2024
Name BADARUDDIN SOOMRO

Cash Deposit	\$1,355.00
Total Check	\$25,977.20
Grand Total	\$27,332.20

Purchase Price (high bid amount)	\$27,100.00	Total Check	\$25,977.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$189.70	Adv Doc. Stamps	\$189.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$3,873.92	Postage	\$49.20
		Researcher Copies	\$0.00
- postage	\$49.20		
- Researcher Copies	\$0.00	Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00	Clerk's Prep Fee	\$14.00
=Registry of Court	\$3,824.72	Registry of Court	\$3,824.72
Purchase Price (high bid)	\$27,100.00	Overbid Amount	\$23,226.08
-Registry of Court	\$3,824.72		
-advance recording (for mail certificate)	\$18.50		
-postage	\$49.20		
-Researcher Copies	\$0.00		
= Overbid Amount	\$23,226.08		

PAM CHILDERS
 Clerk of the Circuit Court
 By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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 002675
Sold Date 10/2/2024
Name BADARUDDIN SOOMRO

RegistryOfCourtT = TAXDEED	\$3,824.72
overbidamount = TAXDEED	\$23,226.08
PostageT = TD2	\$49.20
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$189.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 002675	
4/26/2024	TD83	TAX COLLECTOR CERTIFICATION	
4/26/2024	TD84	PA INFO	
4/30/2024	TD84	NOTICE OF TDA	
4/30/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024030493	
6/25/2024	TD82	PROPERTY INFORMATION REPORT	
8/23/2024	TD81	CERTIFICATE OF MAILING	
8/30/2024	CheckVoided	CHECK (CHECKID 136619) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
8/30/2024	CheckMailed	CHECK PRINTED: CHECK # 900037602 - - REGISTRY CHECK	
9/9/2024	TD84	SHERIFF'S RETURN OF SERVICE	
9/11/2024	TD84	CERT MAIL TRACKING INFO AND RETURNED MAIL	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
4/26/2024 3:12:11 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/26/2024 3:12:12 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
4/26/2024 3:12:11 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00

4/26/2024 3:12:12 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
4/26/2024 3:13:50 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
4/30/2024 8:18:08 AM	2024030493	ASSEMBLY TAX 36 LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
8/30/2024 10:12:21 AM	Check (outgoing)	101924826	BALLINGER PUBLISHING	PO BOX 12665	200.00	900037602 CLEARED ON 8/30/2024
4/30/2024 8:18:08 AM	Deposit	101889220	ASSEMBLY TAX 36 LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			7,200.00		-6,880.00	

Auction Results Report

** 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 Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
10/02/2024	2022 TD 00267	172S31									0.00	\$189.70	\$25,977.20	02675	BADARUDDIN SO 1800 Heinrich

Edit Name on Title

Name on Title Custom Fields Style

Case Number: 2022 TD 002675
Result Date: 10/02/2024

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

TOTALS: Items Count: 1 Balance: \$25,745.00 Clerk Fees: \$0.00 Rec Fees: \$42.50 Doc Stamps: \$189.70 Total Due: \$25,977.20

74851

Badaruddin Soomro

\$27,100.00

Deposit
\$1,355.00

THE SUMMATION WEEKLY


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

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2022 TD 02675 ASSEMBLY TAX 36 LLC Stewart

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

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

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 9/18/2024, by MALCOLM BALLINGER , who is personally known to me.

X 
NOTARY PUBLIC



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

THE SUMMATION WEEKLY

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

cont. Emily Hogg, Deputy Clerk; 2022 TD 02675 ASSEMBLY TAX 36 LLC Stewart

Order No: 7349

NOTICE OF APPLICATION FOR TAX DEED Deputy Clerk

NOTICE IS HEREBY GIVEN, That 4WR8/28-9/18TD
ASSEMBLY TAX 36 LLC holder of Tax
Certificate No. 02675, 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:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK
M 2ND ADDN TO PINECREST PB 2 P 34
OR 353 P 42

SECTION 17, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 061864000
(1024-29)

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

EST OF MATTIE LUCY STEWART

Unless said certificate shall be redeemed
according to law, the property described
therein will be sold to the highest bidder at
public auction at 9:00 A.M. on the first
Wednesday in the month of October, which is
the 2nd day of October 2024.

Dated this 22nd day of August 2024.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg

Name Emily Hogg, Deputy Clerk
Order Number 7349
Order Date 8/23/2024
Number Issues 4
Pub Count 1
First Issue 8/28/2024
Last Issue 9/18/2024
Order Price \$200.00
Publications The Summation Weekly

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024076130 10/4/2024 9:09 AM
OFF REC BK: 9213 PG: 1754 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 02675 of 2022

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

EST OF MATTIE LUCY STEWART 2518 NORTH R ST PENSACOLA, FL 32505	LONG BEACH MORTGAGE COMPANY 1100 TOWN & COUNTRY RD ORANGE CA 92868
EQUICREDIT CORPORATION OF AMERICA 10401 DEERWOOD PARK BLVD JACKSONVILLE FL 32256-0565	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2022 TD 02675 ASSEMBLY TAX 36 LLC Stewart

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

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

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 9/18/2024, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Commission #184973675
Expires 10/14/2024

THE SUMMATION WEEKLY

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

cont. Emily Hogg, Deputy Clerk: 2022 TD 02675 ASSEMBLY TAX 36 LLC Stewart

Order No: 7349

NOTICE OF APPLICATION FOR TAX DEED Deputy Clerk

NOTICE IS HEREBY GIVEN That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 02675, 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:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

SECTION 17, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 08186400
(1026-28)

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

EST OF MATTIE LUCY STEWART

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of October, which is the 2nd day of October 2024.

Dated this 22nd day of August 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palatka Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3799.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg

Name: Emily Hogg, Deputy Clerk
Order Number 7349
Order Date: 8/23/2024
Number Issues: 4
Pub Count: 1
First Issue: 8/28/2024
Last Issue: 9/18/2024
Order Price: \$200.00
Publication: The Summation Weekly

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024076131 10/4/2024 9:09 AM
OFF REC BK: 9213 PG: 1756 Doc Type: TXD
Recording \$10.00 Deed Stamps \$189.70

Tax deed file number 1024-29

Parcel ID number 172S301402031013

TAX DEED

Escambia County, Florida

for official use only

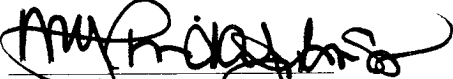
Tax Certificate numbered 02675 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 2nd day of October 2024, the land was offered for sale. It was sold to **BADARUDDIN SOOMRO**, 1800 Heinrich St PENSACOLA FL 32507, 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: N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42 SECTION 17, TOWNSHIP 2 S, RANGE 30 W

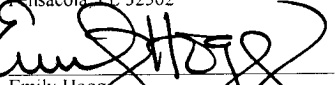
**** Property previously assessed to: EST OF MATTIE LUCY STEWART**

On 2nd day of October 2024, in Escambia County, Florida, for the sum of (\$27,100.00) TWENTY SEVEN THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.


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

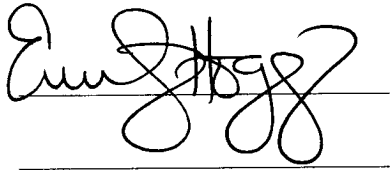

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida




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

On this 2nd day of October, 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
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida



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

Tax Certificate # 2022 TD 002675
 Account # 061864000
 Property Owner Est of Mattie Lucy Stewart
 Property Address 2518 N R St 32505
 SOLD TO: Badaruddin Soomro \$27,100.00

Disbursed to/for:	Amount Pd:	Balance:
Recording Fees (from TXD receipt)	\$ 218.20 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 365.89 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 3,818.47 ✓	\$
Refund High Bidder unused sheriff fees	\$ 40.00 ✓	\$ 22,860.19
Additional taxes	\$ 0	\$
Postage final notices	\$ 24.60	\$
<u>MSBU LIENS (2)</u>	<u>\$ 130.40</u>	<u>\$</u>
<u>CODE ENF. LIEN</u>	<u>\$ 16841.00</u>	<u>\$ 5864.19</u>
	\$	\$

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

Lien Information:

① MSBU LIEN 4310/403	Due \$ 105.70	Paid \$ 105.70
② MSBU LIEN 4448/1396	Due \$ 105.70	Paid \$ 105.70
③ CODE ENF LIEN 8830/6 2022CLO76242	Due \$ 16841.00	Paid \$ 16841.00
④ ECUA LIEN 4240/1461	Due \$ 0	Paid \$ 0
⑤ ECUA LIEN 4798/1635	Due \$ 0	Paid \$ 0
⑥ ECUA LIEN 6894/344	Due \$ 0	Paid \$ 0
⑦ CITY LIEN 9198/1952 → WRONG PROPERTY	Due \$	Paid \$
	Due \$	Paid \$

Post sale process:

Tax Deed Results Report to Tax Collector	✓
Print Deed/Send to Admin for signature	✓
Request check for recording fees/doc stamps	✓
Request check for Clerk Registry fee/fee due clerk	✓
Request check for Tax Collector fee (\$6.25 etc)	✓
Request check for certificate holder refund/taxes & app fees	✓
Request check for any unused sheriff fees to high bidder	✓
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	

Notes:

Mylynda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Monday, October 7, 2024 10:52 AM
To: Mylynda Johnson (COC)
Cc: Emily Hogg (COC)
Subject: [EXTERNAL]RE: ECUA LIEN PAYOFF REQUEST - 2518 N R ST / 2022 TD 02675

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.

All lien for this address has been satisfied.

*Thank you,
Cassandra Strickland*

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-6582 | Fax: (850) 969-1759 |



From: Mylynda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Monday, October 7, 2024 8:18 AM
To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: ECUA LIEN PAYOFF REQUEST - 2518 N R ST / 2022 TD 02675

****WARNING: DO NOT CLICK links or attachments from unknown senders**

This one also has two liens. Can you please provide payoff?

Mylynda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Monday, October 7, 2024 10:52 AM
To: Mylynda Johnson (COC)
Cc: Emily Hogg (COC)
Subject: [EXTERNAL]RE: ECUA LIEN PAYOFF REQUEST - 2518 N R ST / 2022 TD 02675

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.

Good Morning,

This balance has been paid.

*Thank you,
Cassandra Strickland*

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-6582 | Fax: (850) 969-1759 |



From: Mylynda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Monday, October 7, 2024 8:20 AM
To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: RE: ECUA LIEN PAYOFF REQUEST - 2518 N R ST / 2022 TD 02675

****WARNING: DO NOT CLICK links or attachments from unknown senders**

Actually, this one had three, here's the third lien.

603 dual

OR BK 4240 PG 1461
Escambia County, Florida
INSTRUMENT 98-471152

RCD Apr 02, 1998 12:55 pm
Escambia County, Florida

**THIS INSTRUMENT WAS PREPARED
BY AND IS TO BE RETURNED TO:**

JAMIE ROGERS

**Escambia County Utilities Authority
9250 Hamman Street
Pensacola, Florida 32514-0311**

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-471152

NOTICE OF LIEN



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**Notice is hereby given that the ESCAMBIA COUNTY UTILITIES
AUTHORITY has a lien against the following described real property situated in
Escambia County, Florida, for water, wastewater and/or sanitation service
provided to the following customer:**

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2nd ADDN TO PINCREST PB 2 P 34
OR 353 P 42

Customer: Stewart, Verlon & Mattie

Account Number: 8933-7379

Amount of Lien: \$ 100.45, plus simple interest at 18% per annum, or
such lesser rate as may be allowed by law.

Such lien is imposed in accordance with Section 159.17, Florida Statutes,
Chapter 81-376, Laws of Florida, as amended, Resolution NO. 87-10 adopted July
23, 1987, and Resolution No. 87-15 adopted August 27, 1987. This lien became
effective as of the date such services were furnished, shall continue in full force
and effect until paid, and is prior to all other liens except the lien of state, county
and municipal taxes and is on a parity with the lien of such taxes.

Provided, however, that if the aboved-named customer has conveyed said
property by means of a deed recorded in the public records of Escambia County,
Florida, prior to the recording of this instrument, this lien shall be void and of no
effect.

Dated: 3/31/98.

Escambia County Utilities Authority

By: Jamie Rogers

Jamie Rogers

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 31ST day
of March 19 98, by Jamie Rogers, as
CSR of the Escambia County Utilities Authority.

SUZANNE COFFEY

Notary Public, State of Florida
My comm. expires Dec. 17, 2001
Comm. No. CC 683480

Suzanne Coffey
Notary Public - State of Florida
TYPE/PRINT: Suzanne Coffey

My Commission Expires: 12-17-01

[NOTARY SEAL]

PREPARED BY:
Nettie Williams
Escambia County Utilities Authority
9250 Hamman Street
Pensacola, Florida 32514-0311

Revised 4/96

RCD Oct 05, 1998 11:52 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-530807

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: STEWART VERLON &
MATTIE LUCY
2518 N R ST
PENSACOLA FL 32505

ACCT.NO. 06 1864 000 000
AMOUNT \$35.20

+30/65.20

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

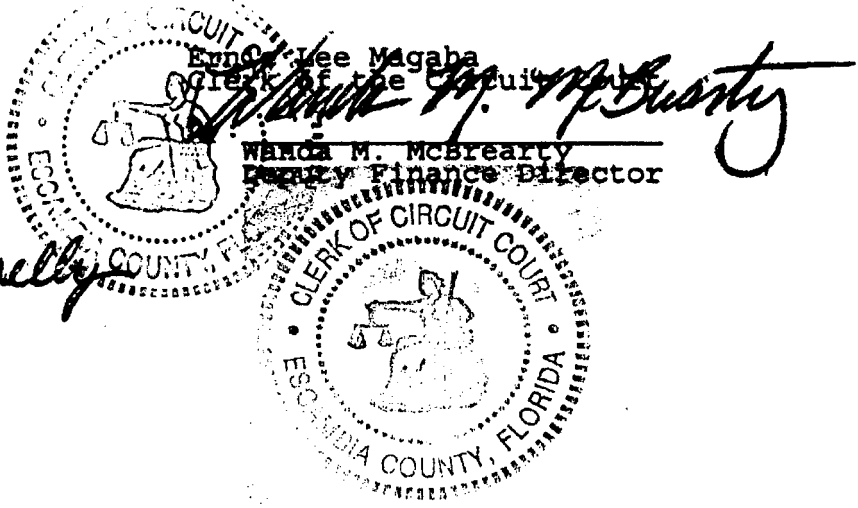
N 40 FT OF LT 3 AND S
20 FT OF LT 4 BLK M
2ND ADDN TO PINECREST
PB 2 P 34
OR 353 P 42

PROP.NO. 17 2S 30 1402 031 013

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

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

Date: 09/04/1998



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

RCD Aug 06, 1999 07:57 am
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-640239

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: STEWART VERLON &
MATTIE LUCY
2518 NORTH R ST
PENSACOLA FL 32505

ACCT.NO. 06 1864 000 000
AMOUNT \$35.20

130 / 65.20

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

N 40 FT OF LT 3 AND S
20 FT OF LT 4 BLK M
2ND ADDN TO PINECREST
PB 2 P 34
OR 353 P 42

PROP.NO. 17 2S 30 1402 031 013

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

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

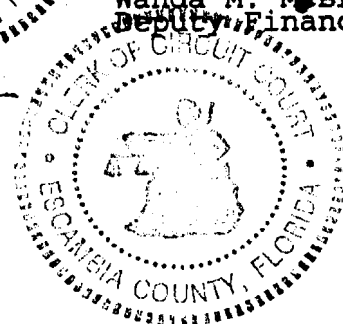
Date: 05/24/1999



Ernie Lee Magaha
Clerk of the Circuit Court

Wanda M. McBrearty
Deputy Finance Director

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



Good deal

OR BK 4798 PG 1635
Escambia County, Florida
INSTRUMENT 2001-900331

THIS INSTRUMENT WAS PREPARED
BY AND IS TO BE RETURNED TO:

RCD Nov 07, 2001 12:53 pm
Escambia County, Florida

Gwendolyn M cMillan
Escambia County Utilities Authority
9255 Sturdevant St
Pensacola, Florida 32514

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-900331

NOTICE OF LIEN



STATE OF FLORIDA
COUNTY OF ESCAMBIA

Notice is hereby given that the ESCAMBIA COUNTY UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO
PINECREST PB 2 P 34 OR 353 P 42

Customer: Mattie and Verlon Stewart

Account Number: 8933-7379

Amount of Lien: \$ 127.34 together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice, and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Escambia County Utilities Authority Resolution 87-10, as amended.

Provided, however, that if the above-named customer has conveyed said property by means of a deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: October 30, 2001

Escambia County Utilities Authority
By: *Gwendolyn McMillan*

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of October, 2001, by Gwendolyn McMillan of the Escambia County Utilities Authority, who is personally known to me and who did not take an oath.

Linda A. Sutherland
Notary Public - State of Florida

STEWART VERLON &
MATTIE LUCY
2518 NORTH R ST
PENSACOLA FL 32505

[NOTARY SEAL]

Revised 5/11/99
RWK:ls



LINDA A. SUTHERLAND
My comm. expires Mar. 1, 2004
No. CC 915005
 Personally Known () Other I.D.

This Instrument Was Prepared
By And Is To Be Returned To:
LINDA HYDE,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien
against the following described real property situated in Escambia County, Florida,
for water, wastewater and/or sanitation service provided to the following customer:
N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34...

Customer: STEWART MATTIE

Account Number: 8933-7379

Amount of Lien: \$453.91, together with additional unpaid utility service
charges, if any, which may accrue subsequent to the date of this notice and simple
interest on unpaid charges at 18 percent per annum, or at such lesser rate as may
be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-
248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution
87-10, as amended, and this lien shall be prior to all other liens on such lands or
premises except the lien of state, county, and municipal taxes and shall be on a
parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by
means of deed recorded in the public records of Escambia County, Florida, prior to
the recording of this instrument, or if the interest of the above-named customer is
foreclosed by a proceeding in which notice of lis pendens has been filed prior to the
recording of this instrument, this lien shall be void and of no effect.

Dated: 8/9/12

EMERALD COAST UTILITIES AUTHORITY

BY: Linda Hyde

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9th day of
August, 20 12, by LINDA HYDE of
the Emerald Coast Utilities Authority, who is personally known to me and who did not
take an oath.

[Notary Seal]

Jamie D. Rogers
Notary Public - State of Florida





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

CODE ENFORCEMENT LIEN PAYOFF

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

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

Official Records Book: Page:

Start Date  Court Cost

Recording Fees

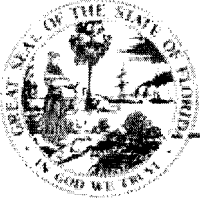
Copies Certified Abatement Costs

Fine Per Day Date Of Payoff 

2022 CL 076243
CE2201367N
2518 N R ST
ALSO 8829/1793, 9123/1255, 9123/1316

Notes:

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$20.00	494	\$9,880.00	\$235.00	\$82.00	\$10.00	\$7.00	\$7.00	\$6,620.00	\$16,841.00



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

EQUICREDIT CORPORATION OF AMERICA
10401 DEERWOOD PARK BLVD
JACKSONVILLE FL 32256-0565

Tax Deed File # 1024-29
Certificate # 02675 of 2022
Account # 061864000

Property legal description:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 2, 2024**, and a surplus of **\$5,864.19** (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 8th day of October 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 2962 14



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

EST OF MATTIE LUCY STEWART
2518 NORTH R ST
PENSACOLA, FL 32505

Tax Deed File # 1024-29
Certificate # 02675 of 2022
Account # 061864000

Property legal description:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 2, 2024**, and a surplus of **\$5,864.19** (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.

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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 8th day of October 2024.

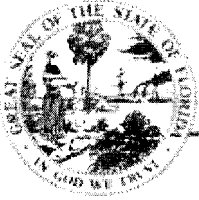


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0128 2962 07



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

LONG BEACH MORTGAGE COMPANY
1100 TOWN & COUNTRY RD
ORANGE CA 92868

Tax Deed File # 1024-29
Certificate # 02675 of 2022
Account # 061864000

Property legal description:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 2, 2024**, and a surplus of **\$5,864.19** (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 8th day of October 2024.

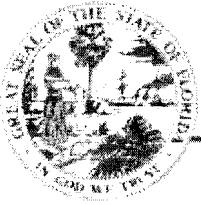


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0128 2962 45



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

ECUA
***\$0.00 due per ECUA
9255 STURDEVANT ST
PENSACOLA, FL 32514

Tax Deed File # 1024-29
Certificate # 02675 of 2022
Account # 061864000

Property legal description:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 2, 2024**, and a surplus of **\$5,864.19** (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.

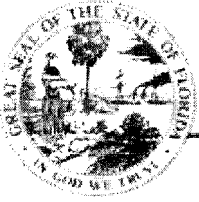
Dated this 8th day of October 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
2022 CL 076243 / AGAINST 2518 N R ST / CE2201367N /
ALSO 8829/1793, COST ORDER 9123/1255 & 9123/1316

Tax Deed File # 1024-29
Certificate # 02675 of 2022
Account # 061864000

Property legal description:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 2, 2024**, and a surplus of **\$5,864.19** (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.

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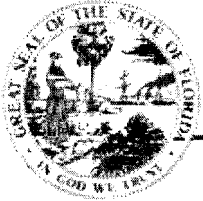
Dated this 8th day of October 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

ESCAMBIA COUNTY / OFFICIAL RECORDS
MSBU LIEN

Tax Deed File # 1024-29
Certificate # 02675 of 2022
Account # 061864000

Property legal description:

N 40 FT OF LT 3 AND S 20 FT OF LT 4 BLK M 2ND ADDN TO PINECREST PB 2 P 34 OR 353 P 42

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Dated this 8th day of October 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

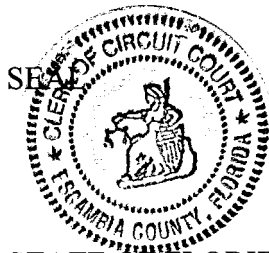
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024078188 10/14/2024 11:55 AM
OFF REC BK: 9217 PG: 526 Doc Type: ROL
Recording \$:0.00

CANCELLATION OF LIEN

Property Reference No. 172S301402031013

The lien dated 5/24/1999, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against VERLON STEWART and MATTIE LUCY STEWART, recorded in Official Records Book 4448 at Page 1396, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



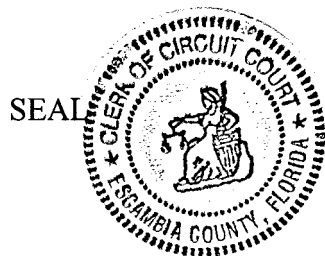
STATE OF FLORIDA
COUNTY OF ESCAMBIA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14TH day of OCTOBER, A.D. 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

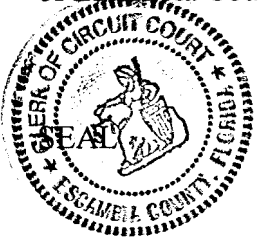
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024078189 10/14/2024 11:55 AM
OFF REC BK: 9217 PG: 527 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

Property Reference No. 172S301402031013

The lien dated 9/4/1998, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against VERLON STEWART and MATTIE LUCY STEWART, recorded in Official Records Book 4316 at Page 403, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



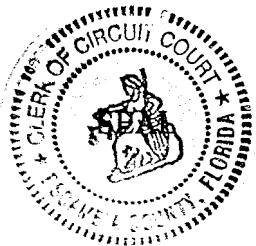
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14TH day of OCTOBER, A.D. 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

RCD Aug 06, 1999 07:57 am
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-640239

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: STEWART VERLON &
MATTIE LUCY
2518 NORTH R ST
PENSACOLA FL 32505

ACCT.NO. 06 1864 000 000
AMOUNT \$35.20

130 / 65.20

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

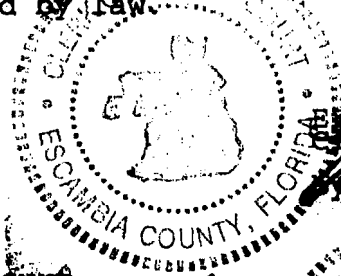
N 40 FT OF LT 3 AND S
20 FT OF LT 4 BLK M
2ND ADDN TO PINECREST
PB 2 P 34
OR 353 P 42

PROP.NO. 17 2S 30 1402 031 013

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

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

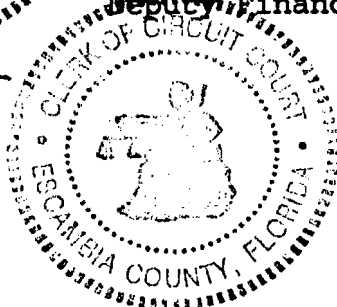
Date: 05/24/1999



Ernie Lee Magaha
Clerk of the Circuit Court

Wanda M. McBrearty
Deputy Finance Director

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



RCD Oct 05, 1998 11:52 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-530807

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: STEWART VERLON &
MATTIE LUCY
2518 N R ST
PENSACOLA FL 32505

ACCT.NO. 06 1864 000 000
AMOUNT \$35.20

+30/65.20

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

N 40 FT OF LT 3 AND S
20 FT OF LT 4 BLK M
2ND ADDN TO PINECREST
PB 2 P 34
OR 353 P 42

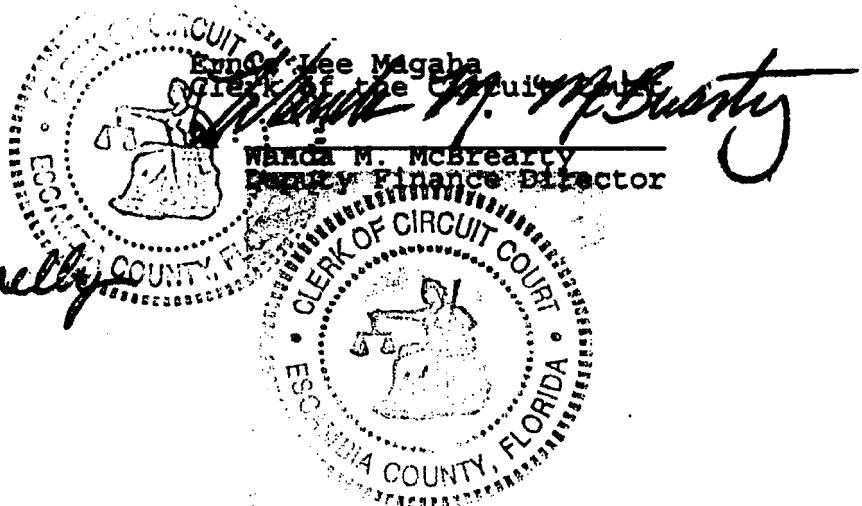
PROP.NO. 17 2S 30 1402 031 013

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

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

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
by: BERGENNE B. DONNELLY
Deputy Clerk



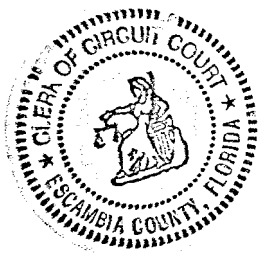
STATE OF FLORIDA
COUNTY OF ESCAMBIA

CANCELLATION OF LIEN

Case No. CE2201367N

The Code Enforcement Special Master Order dated 7/26/2022, created pursuant to Section 30-35 of Escambia County Code of Ordinances and recorded as a lien on 7/27/2022 against EST OF MATTIE LUCY STEWART, whose address is 2518 N R STREET, 32505, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 14TH DAY OF OCTOBER, 2024.

OFFICIAL RECORDS BOOK/PAGE#S: 8830/6, 8829/1793, 9123/1255 and 9123/1316



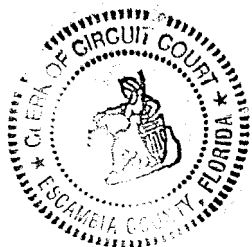
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

Given under my hand and official seal this 14TH DAY OF OCTOBER, 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court

Escambia County Receipt of Transaction
Receipt # 2024075207

Cashiered by: mkj

Pam Childers
 Clerk of Court
 Escambia County, Florida

Received From

**ESCAMBIA CLERK OF COURT
 TAX DEED CASE 2022 TD 02675**

On Behalf Of:

On: 10/14/24 12:00 pm
 Transaction # 101937881

CaseNumber 2022 CL 076243

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(ORCEL) CODE ENFORCEMENT LIENS	16817.00	0.00	0.00	16817.00	16817.00	0.00
(OR861) PREPARE PAYOFF STATEMENT	7.00	0.00	0.00	7.00	7.00	0.00
(ORSOL) PREPARE & RECORD SATISFACTION	17.00	0.00	0.00	17.00	17.00	0.00
Total:	16841.00	0.00	0.00	16841.00	16841.00	0.00

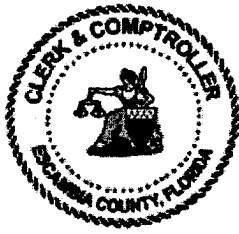
Grand Total: 16841.00 0.00 0.00 16841.00 16841.00 0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CHECK	900037750	16841.00	0.00	0.00	0.00	16841.00

CHKNAME: ESCAMBIA CLERK OF COURT

Payments Total: 16841.00 0.00 0.00 0.00 16841.00



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

CODE ENFORCEMENT LIEN PAYOFF

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


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

Official Records Book: Page:

Start Date  Court Cost

Recording Fees

Copies Certified Abatement Costs

Fine Per Day Date Of Payoff 

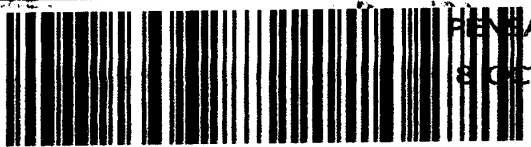
2022 CL 076243
CE2201367N
2518 N R ST
ALSO 8829/1793, 9123/1255, 9123/1316

Notes:

Fine Number	Per Of Days	Accumulated	Court	Reimbursement	Recording	Preparing	Preparation	Certified	Total Due	
Day	Accrued	Fine	Cost	Of Costs	Fee For	Fee For	Fee for	Abatement	Costs	
					Cancellation	Cancellation	Payoff	Costs		
							Quote			
\$20.00	494	\$9,880.00	\$235.00	\$82.00	\$10.00	\$7.00	\$7.00	\$6,620.00	\$16,841.00	

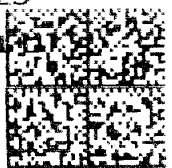
CERTIFIED MAIL™

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



9171 9690 0935 0128 2962 45

PENSACOLA FL 325
8 OCT 2024 PM 1



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
10/08/2024 ZIP 32502
043M31219251

US POSTAGE

10/08/2024 11:22 AM
PENSACOLA COUNTY, FL

LONG BEACH MORTGAGE COMPANY
1100 TOWN & COUNTRY RD
ORANGE CA 92868

Tax Deed File # 1024-29
Certificate # 02675 of 2022

LA
2/15

NIXIE 011 DE 1 0010/17/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2638-00485-08-35

9171 9690 0935 0128 2962 45

