



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

1024-35

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	CHESTER CAROLYN E EST OF C/O JODY L BENTLEY 1009 REVERE DR PENSACOLA, FL 32505 2911 BUDDYS LN 06-4405-000 BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GU (Full legal attached.)	Certificate #	2022 / 2953
		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)
# 2022/2953	06/01/2022	895.92	44.80	940.72
→Part 2: Total*				940.72

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	940.72
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,315.72

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 Escambia, Florida
Signature, Tax Collector or Designee Date April 22nd, 2024

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

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.

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400136

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
06-4405-000	2022/2953	06-01-2022	BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

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					
Parcel ID:	332S304500002003				
Account:	064405000				
Owners:	CHESTER CAROLYN E EST OF				
Mail:	C/O JODY L BENTLEY 1009 REVERE DR PENSACOLA, FL 32505				
Situs:	2911 BUDDYS LN 32505				
Use Code:	SINGLE FAMILY RESID 🔑				
Taxing Authority:	COUNTY MSTU				
Tax Inquiry:	Open Tax Inquiry Window				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					

Assessments				
Year	Land	Imprv	Total	Cap Val
2023	\$11,665	\$169	\$11,834	\$11,834
2022	\$11,665	\$169	\$11,834	\$11,834
2021	\$8,166	\$39,776	\$47,942	\$47,942

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/07/2022	8735	1207	\$2,500	QC	📄
06/13/2020	8313	1287	\$52,000	QC	📄
07/1998	4280	1714	\$32,000	WD	📄
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2023 Certified Roll Exemptions
None
Legal Description
2022 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI... 🔑
Extra Features
FRAME SHED METAL SHED UTILITY BLDG

Parcel Information Section Map Id: CA140 Approx. Acreage: 0.2678 Zoned: MDR MDR MDR MDR MDR MDR MDR MDR Evacuation & Flood Information View Florida Department of Environmental Protection (DEP) Data Open Report		Launch Interactive Map 	
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Buildings	
Address: 2911 BUDDYS LN, Year Built: 1954, Effective Year: 1954, PA Building ID#: 81715	
<div>Structural Elements</div> <div>DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-CONCRETE BLOCK FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-WALL/FLOOR FURN INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-3 NO. STORIES-1 ROOF COVER-COMPOSITION SHG ROOF FRAMING-HIP STORY HEIGHT-0 STRUCTURAL FRAME-MASONRY PIL/STL</div>	
<div>Areas - 1358 Total SF</div> <div>BASE AREA - 1170 OPEN PORCH FIN - 44 OPEN PORCH UNF - 144</div>	

Images



1/23/2023 12:00:00 AM

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

Last Updated: 04/24/2024 (tc.7255)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02953**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064405000 (1024-35)

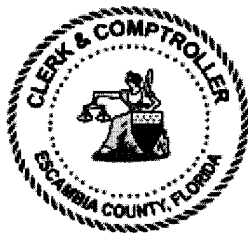
The assessment of the said property under the said certificate issued was in the name of

EST OF CAROLYN E CHESTER

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 #: 06-4405-000 CERTIFICATE #: 2022-2953

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 5, 2004 to and including June 5, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: June 6, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 6, 2024

Tax Account #: **06-4405-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CAROLYN E. CHESTER**

By Virtue of Warranty Deed recorded 7/14/1998 in OR 4280/1714 and See Quit Claim Deeds recorded 06/16/2020 in OR 8313/1287 and recorded 3/7/2022 in OR 8735/1207.

ABSTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH FOR CAROLYN E. CHESTER RECORDED IN ESCAMBIA COUNTY FLORIDA. WE HAVE INCLUDED NAMES ALL FOR NOTIFICATION.

ALSO NOTE DESCRIPTION ON DEED IN OR 4280/1714 REFERS TO BULLY'S LANE INSTEAD OF BUDDY'S LANE.

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. **Code Enforcement Lien in favor of Escambia County recorded 12/7/2020 – OR 8417/1838 together with Cost Order recorded 07/26/2022 – OR 8829/210**
 - b. **Judgment in favor of John L. Wilkins recorded 4/27/2010 – OR 6584/1596**
 - c. **Civil Lien in favor of State of FL/Escambia County Department of Community Corrections recorded 01/07/2022 – OR 8699/67**
4. Taxes:

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

Tax Account #: 06-4405-000

Assessed Value: \$11,834.00

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 #: 06-4405-000

CERTIFICATE #: 2022-2953

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

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☒☐

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2023 tax year.

CAROLYN E CHESTER AND
ESTATE OF CAROLYN E. CHESTER
C/O KANDICE E. CHESTER
897 KINGSWOOD DR.
CONWAY, SC 29526

ROBERT WILL JOHNSON
110 MANCHESTER LN LT 14
LELAND, NC 28451

JODY L. BENTLEY
WE'LL BUY LLC AND
PATRICK C. HANSON
ROBERT WILL JOHNSON
CAROLYN E CHESTER AND
ESTATE OF CAROLYN E. CHESTER
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

JOHN L. WILKINS
221 EAST GOVERNMENT ST.
PENSACOLA, FL 32502

WE'LL BUY LLC AND
PATRICK C HANSON
2686 KACHINA TRAIL NE
DACULA, GA 30019

ROBERT JOHNSON
5359 NATE DR
WILMER, AL 36587

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

ESCAMBIA COUNTY DEPARTMENT
OF COMMUNITY CORRECTIONS
2251 N. PALAFOX ST.
PENSACOLA, FL 32501

JODY L BENTLEY
1009 REVEVE DR.,
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 6th 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 6, 2024

Tax Account #:06-4405-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT
TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT
TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF
GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714
CA 140**

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-4405-000(0322-27)

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

This Warranty Deed

OR BK 4280 PG1714
Escambia County, Florida
INSTRUMENT 98-501827

DEED DOC STAMPS PD @ ESC CO \$ 224.00
07/14/98 EMILIE LEE HENRY, CLERK
By: *[Signature]*

Made this 9th day of July A.D. 19 98
by Berylena June Brown and Geneva Franklin
and Helen Maxine Ziebarth sole heirs at
Law of Jettie Lee Carlson, deceased

hereinafter called the grantor, to
Carolyn E. Chester, a single woman

whose post office address is:
2911 Buddy's Lane
Pensacola, Florida 32505
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 332S304500002003

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Name: LINDA G. SALTER

[Signature]
Name & Address: Berylena June Brown LS

[Signature]
Name: DONNA I BURKE

[Signature]
Name & Address: Geneva Franklin, by LS

Name: _____

[Signature]
Name & Address: Berylena June Brown, as LS

Name: _____

[Signature]
Name & Address: Helen Maxine Ziebarth, by LS

Name & Address: Berylena June Brown, as LS

State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this 9th day of July, 19 98, by

Berylena June Brown, individually and as Attorney in Fact for Geneva Franklin and Helen Maxine Ziebarth, sole Heirs at Law of Jettie L. Carlson, deceased

who is personally known to me or who has produced her drivers license as identification.

[Signature]

Print Name: _____
Notary Public
My Commission Expires: _____

PREPARED BY: Linda G. Salter
RECORD & RETURN TO:
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504
File No: 98-006848

LINDA G. SALTER
"Notary Public-State of FL"
Comm. Exp. June 17, 1999
Comm. No. CC 451536

WD-1
5/93

OR BK 4280 PG1715
Escambia County, Florida
INSTRUMENT 98-501827

Schedule A

A Track of Land in Lot 4, Section 33, Township 2 South, Range 30 West, described as follows: Commencing at the intersection of the South line of Jackson Street with the West line of "W" Street in the City of Pensacola, Florida; thence South along the extension of the West line of "W" Street, a distance of 797.3 feet to the North right-of-way line of the Gulf Power Company's right-of-way; thence Northwesterly along the North line of the said right-of-way a distance of 497.4 feet to the point of beginning; thence Northerly at an angle of 90 degrees, a distance of 129.6 feet to the Southerly line of Bully's Lane; thence Westerly at an angle of 90 degrees and along the Southerly line of Bully's Lane, a distance of 90.0 feet; thence Southerly at an angle of 90 degrees, a distance of 129.6 feet to the North line of the Gulf Power Company's right-of-way; thence Easterly at an angle of 90 degrees, a distance of 90.0 feet to the point of beginning.

File No: 98-006848

OR BK 4280 PG1716
Escambia County, Florida
INSTRUMENT 98-501827

RCD Jul 14, 1998 09:34 am
Escambia County, Florida

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-501827

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 2911 Buddy's Lane

Legal Address of Property: 2911 Buddy's Lane, Pensacola, Florida 32505

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: First American Title Insurance Company
4501 Twin Oaks Drive, Suite 101
Pensacola, Florida 32506

AS TO SELLER(S):

Witness to Seller(s)

Berylana June Brown L. Salter
Berylana June Brown L. SALTER
Geneva Franklin
Geneva Franklin

AS TO BUYER(S):

Witness to Buyer(s)

Carolyn E. Chester L. Salter
Carolyn E. Chester L. SALTER
Joyce E. Harkin
Joyce E. Harkin

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

Recorded in Public Records 6/16/2020 9:46 AM OR Book 8313 Page 1287,
Instrument #2020048105, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$364.00

Prepared by:

*Patrick C Hanson 2686 Kachina Trail NE
Dacula Ga 30019*

This space for recorder use only.

Parcel ID#:

Quit Claim Deed

This QUIT CLAIM DEED, made this 13th day of June, 2020, by

Robert Will Johnson/Estate of Carolyn E Chester

whose address is 2911 Buddys Lane Pensacola, Fl. 32505

hereinafter called the Grantor, to

We'll Buy Llc/Patrick C Hanson

whose address is 2686 Kachina Trail NE Dacula, Ga 30019

hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$ 100 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee, all that certain land situate in Escambia County, Florida, viz:

(legal description of property)

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG
W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG
N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS
LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO
POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

BK: 8313 PG: 1288 Last Page

To have and to hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature as to First Grantor

Dorothy L. Singletary
Printed Name

[Signature]
Witness Signature as to First Grantor

Easizah Dreaury
Printed Name

Witness Signature as to First Grantor

Printed Name

Witness Signature as to First Grantor

Printed Name

[Signature]
Signature of Grantor

Robert Will Johnson
Printed Name of Grantor

110 Manchester Ln lot 14 Leland, NC 28451
Post Office Address

Post Office Address

Signature of Grantor

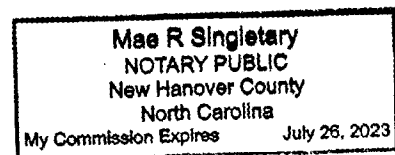
Printed Name of Grantor

Post Office Address

STATE OF Florida
COUNTY OF Escambia

Sworn to, Subscribed and Acknowledged before me by means of (☒) physical presence or (☐) online notarization, on this 13th day of June, 2020 by Robert Will Johnson, who (☒) is personally known to me or (☐) produced identification _____.

[Signature]
Notary Public
NOTARY SEAL



Prepared By, Record and Return To:
Jody L. Bentley
1009 Revere Dr.
Pensacola, FL 32505

Quit Claim Deed

THIS QUIT CLAIM DEED is made this 5th day of March, 2022 by Patrick C. Hanson, a married man, whose address is 2686 Kachina Trail NE, Dacula, GA, 30019, hereinafter called Grantor, to Jody L. Bentley, whose address is, 1009 Revere Dr., Pensacola, FL 32505, hereinafter called Grantee.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations in hand paid to the Grantor, receipt whereof is hereby acknowledged, Grantor does remise, release and quit-claim unto the Grantee, all that certain land situate, lying and being in Escambia County, Florida, viz:

LEGAL DESCRIPTION SEE EXHIBIT "A"

**** Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon. ****

SUBJECT TO taxes accruing subsequent to December 31, 2021.


SUBJECT TO covenants, restrictions and easements of record, if any, however this reference thereto shall not operate to reimpose same.


SUBJECT TO taxes for the current year.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in our presence:


Witness: Christian Gonzalez

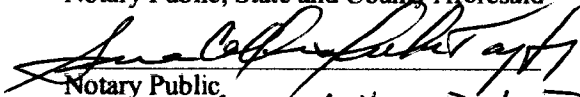

Patrick C. Hanson


Witness: Shawn Gay

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 5th day of March, 2022, by Patrick C. Hanson who is/are personally known to me or who has produced GA DL as identification.

Notary Public, State and County Aforesaid


Notary Public
Print Name: Susan Colleen Duke Taylor
My Commission Expires: Sept 22, 2022

(NOTARY SEAL)

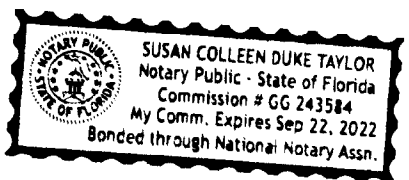


EXHIBIT A

Legal Description: A Track of Land in Lot 4, Section 33, Township 2 South, Range 30 West, described as follows: Commencing at the intersection of the South line of Jackson Street with the West line of "W" Street in the City of Pensacola, Florida; thence South along the extension of the West line of "W" Street, a distance of 797.3 feet to the North right-of-way line of the Gulf Power Company's right-of-way; thence Northwesterly along the North line of the said right-of-way a distance of 497.4 feet to the point of beginning; thence Northerly at an angle of 90 °, a distance of 129.6 feet to the Southerly line of Bully's Lane; thence Westerly at an angle of 90 ° and along the Southerly line of Bully's Lane, a distance of 90.0 feet; thence Southerly at an angle of 90 °, a distance of 129.6 feet to the North line of the Gulf Power Company's right-of-way; thence Easterly at an angle of 90 °, a distance of 90.0 feet to the point of beginning.

Address: 2911 Buddy's Ln., Pensacola, FL 32505

Parcel Account: 064405000

Recorded in Public Records 12/7/2020 12:12 PM OR Book 8417 Page 1838,
Instrument #2020106034, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 12/7/2020 10:31 AM OR Book 8417 Page 1489,
Instrument #2020105933, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE2003956S
LOCATION: 2911 BUDDYS LN
PR#: 332S304500002003

VS.

WE'LL BUY, LLC
2686 KACHINA TRAIL NE
DRACULA, GA 30019

HANSON, PATRICK C
2686 KACHINA TRAIL NE
DRACULA, GA 30019

WE'LL BUY, LLC
5905 ATLANTA HWY 101-19
ALPHARETTA, GA 30004

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 or representative, thereof, Steve Connelly,
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 Ordinance(s) has occurred and continues:

LDC. Ch. 4. Art . 7. Sec. 4-7.10 Recreational Vehicles

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

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

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

Sec. 82-171. Solid Waste - Mandatory Collection

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

BK: 8417 PG: 1839

BK: 8417 PG: 1490

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (T) Windows in bad repair

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

Unsafe Structures - 30-203 (X) Exterior door in bad repair

Sec 94-51 Right of Way

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **3/31/2021** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$20.00** per day, commencing **4/1/2021**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR**

BK: 8417 PG: 1840

BK: 8417 PG: 1491

STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). The reasonable cost of such will be assessed against you and will 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. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, 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 on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

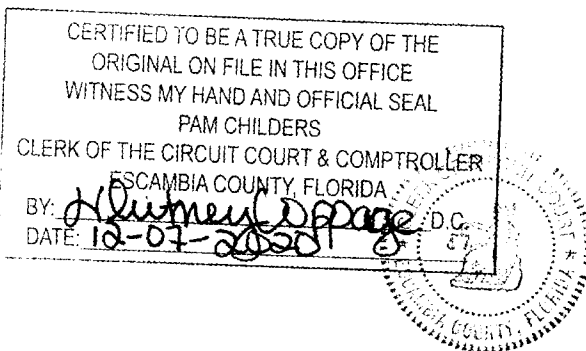
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

BK: 8417 PG: 1841 Last Page

BK: 8417 PG: 1492 Last Page

DONE AND ORDERED at Escambia County, Florida on the 1st day of
December, 2020.


Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement



Recorded in Public Records 7/26/2022 10:17 AM OR Book 8829 Page 33,
Instrument #2022075628, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No: CE2003958S
Location: 2911 BUDDYS LN
PR #: 332S304500002003

WE'LL BUY, LLC
2686 KACHINA TRAIL NE
DRACULA, GA 30019

HANSON, PATRICK C
2686 KACHINA TRAIL NE
DRACULA, GA 30019

WE'LL BUY, LLC
5905 ATLANTA HWY 101-19
ALPHARETTA, GA 30004

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 12/1/2020.

Itemized Cost		
Daily fines	\$7,860.00	\$20.00 Per Day From: 04/01/2021 To: 04/29/2022
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total:	\$8,095.00	

DONE AND ORDERED at Escambia County, Florida on

July 19 20*22*

Robert O. Beasley
Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCAHFGCI-BCHFBC-E Page 1 of 1



IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY FLORIDA
CIVIL DIVISION

JOHN L. WILKINS,
Plaintiff,

Case No.: 09-CC-1893
Division: 5

vs.

ROBERT JOHNSON and

GLEND A HARRIS,
Respondents.

FINAL JUDGMENT AS TO MOTION FOR DEFAULT

THIS MATTER came before the Court, and a Default being entered against the
Defendants, it is thereupon:

ORDERED AND ADJUDGED as following:

1. That the Plaintiff, John L. Wilkins, hereby recovers from
the Defendants, Robert Johnson and Glenda Harris, the
following:

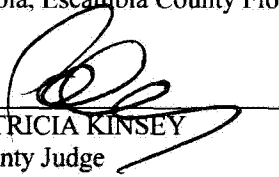
A. Principal.....	\$5,435.00
B. Court Costs.....	310.00
C. Attorney's Fees.....	\$750.00
TOTAL DUE:.....	\$6495.00

Which shall accrue interest at the rate of 6% per annum, all or which let execution
issue.

2. The judgment debtor(s) shall complete, under oath, the Florida
Rule of Civil Procedure Form 1.977 (Fact Information Sheet),
including all required attachments, and serve it on the judgment
creditor's attorney, or the judgment creditor if the judgment
creditor is not represented by an attorney, within 45 days from the
date of the final judgment, unless the final judgment is satisfied or
post-judgment discovery is stayed.
3. Jurisdiction of this case is retained to enter further Orders that are
proper to compel the judgment debtor(s) to complete form 1.977,
including all required attachments, and serve it on the judgment
creditor's attorney, or the judgment creditor if the judgment
creditor is not represented by an attorney.

Case: 2009 CC 001893
00015385976
Dkt: CC1033 Pg#: 2

DONE AND ORDERED in Chambers at Pensacola, Escambia County Florida, this the
22nd day of April, 2010.


PATRICIA KINSEY
County Judge

Conformed Copies to: John Wilkins, 221 East Government Street, Pensacola, Florida
32502

Robert Johnson, 5359 Nate Drive, Wilmer, Alabama 36587

Glenda Harris, 205 Booth Avenue, Cantonment, Florida 32533

Recorded in Public Records 12/01/2010 at 02:14 PM OR Book 6663 Page 712,
Instrument #2010078030, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2010 MM 022931 A

vs.

DIVISION: ONE

Robert Johnson

Defendant.

CIVIL LIEN

THIS CAUSE came before the Court for plea on November 4, 2010.
Upon the evidence presented, the Court assessed \$55.00 Cost of Supervision and \$75.00
Hearing Fee. Therefore, the Court determines that \$130.00 is due to Department of
Community Corrections. Accordingly, pursuant to the provisions of §938.30, Florida Statutes,
it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay arrears
to the Department of Community Corrections, in the amount of \$130.00 which shall accrue
interest at the rate of six percent (06%) per annum.


ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil
remedy or recovery, but the amount paid under this order shall be a set-off against any
subsequent independent civil recovery. Any default in payment of the amount due hereunder
may be collected by any means authorized by law for the enforcement of a civil judgment, for
which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida,
the 24th day of November 2010


JOYCE H. WILLIAMS, COUNTY JUDGE


cc: Public Defender
✓Assistant State Attorney, Division ONE
✓Accounting, Sue Mayo

Robert Johnson: Defendant
DOB: 11-11-88

Case: 2010 MM 022931 A

00028902508
Dkt: CLDOCC Pg#:

EF 63755

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2000 NOV 29 P 2:53
COUNTY CRIMINAL DIVISION
FILED & RECORDED

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: 
DATE: 1-7-2022



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02953 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 CAROLYN E CHESTER C/O JODY L BENTLEY 1009 REVERE DR PENSACOLA, FL 32505	CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CHESTER C/O KANDICE E. CHESTER 897 KINGS WOOD DR. CONWAY, SC 29526
JODY L. BENTLEY C/O KANDICE E. CHESTER 2911 BUDDYS LN PENSACOLA, FL 32505	WE'LL BUY LLC C/O KANDICE E. CHESTER 2911 BUDDYS LN PENSACOLA, FL 32505
PATRICK C. HANSON C/O KANDICE E. CHESTER 2911 BUDDYS LN PENSACOLA, FL 32505	ROBERT WILL JOHNSON C/O KANDICE E. CHESTER 2911 BUDDYS LN PENSACOLA, FL 32505
CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CHESTER C/O KANDICE E. CHESTER 2911 BUDDYS LN PENSACOLA, FL 32505	ROBERT WILL JOHNSON 110 MANCHESTER LN LT 14 LELAND, NC 28451
JOHN L. WILKINS 221 EAST GOVERNMENT ST. PENSACOLA, FL 32502	WE'LL BUY LLC AND PATRICK C HANSON 2686 KACHINA TRAIL NE DACULA, GA 30019
ROBERT JOHNSON 5359 NATE DR WILMER, AL 36587	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	COMMUNITY CORRECTIONS 6400 NORTH W ST PENSACOLA FL 32505
ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

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. 02953**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064405000 (1024-35)

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

EST OF CAROLYN E CHESTER

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 CAROLYN E CHESTER
[1024-35]
C/O JODY L BENTLEY
1009 REVERE DR
PENSACOLA, FL 32505

9171 9690 0935 0127 1772 93

CAROLYN E CHESTER AND ESTATE
OF CAROLYN E. CHESTER [1024-35]
C/O KANDICE E. CHESTER
897 KINGS WOOD DR.
CONWAY, SC 29526

9171 9690 0935 0127 1771 63

JODY L. BENTLEY [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

9171 9690 0935 0127 1771 70

WE'LL BUY LLC [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

9171 9690 0935 0127 1771 87

PATRICK C. HANSON [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

9171 9690 0935 0127 1771 94

ROBERT WILL JOHNSON [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

9171 9690 0935 0127 1772 00

CAROLYN E CHESTER AND ESTATE
OF CAROLYN E. CHESTER [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

9171 9690 0935 0127 1772 17

ROBERT WILL JOHNSON [1024-35]
110 MANCHESTER LN LT 14
LELAND, NC 28451

9171 9690 0935 0127 1771 18

JOHN L. WILKINS [1024-35]
221 EAST GOVERNMENT ST.
PENSACOLA, FL 32502

9171 9690 0935 0127 1771 25

WE'LL BUY LLC AND PATRICK C
HANSON [1024-35]
2686 KACHINA TRAIL NE
DACULA, GA 30019

9171 9690 0935 0127 1771 32

ROBERT JOHNSON [1024-35]
5359 NATE DR
WILMER, AL 36587

9171 9690 0935 0127 1771 49

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1024-35]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 1771 56

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1024-35]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

ESCAMBIA COUNTY / STATE OF
FLORIDA [1024-35]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

COMMUNITY CORRECTIONS
[1024-35]
6400 NORTH W ST
PENSACOLA FL 32505

9171 9690 0935 0127 1771 01

9171 9690 0935 0127 1770 88

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 02953**, 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 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064405000 (1024-35)

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

EST OF CAROLYN E CHESTER

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:

2911 BUDDYS LN 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.

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Personal Services:

EST OF CAROLYN E CHESTER
C/O JODY L BENTLEY
1009 REVERE DR
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

1024-35

Document Number: ECSO24CIV029111NON

Agency Number: 24-008911

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02953 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF CAROLYN E CHESTER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 8/23/2024 at 9:08 AM and served same on EST OF CAROLYN E CHESTER , in ESCAMBIA COUNTY, FLORIDA, at 7:52 AM on 8/26/2024 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: MICHELLE BENTLEY, JODY BENTLEY'S WIFE/CO-RESIDENT, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



R. REIN, 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. 02953, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064405000 (1024-35)

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

EST OF CAROLYN E CHESTER

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 CAROLYN E CHESTER
C/O JODY L BENTLEY
1009 REVERE DR
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

1024-35

Document Number: ECSO24CIV029093NON

Agency Number: 24-008871

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02953 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE EST OF CAROLYN E CHESTER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/23/2024 at 9:01 AM and served same at 8:56 AM on 8/26/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

C Davis 927

C. DAVIS, 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.

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Post Property:

2911 BUDDYS LN 32505



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY
CLERK OF THE CIRCUIT COURT
2024 AUG 23 AM 9:01

2024 AUG 23 AM 9:01

2024 AUG 23 AM 9:01

EST OF CAROLYN E CHESTER
[1024-35]
C/O JODY L BENTLEY
1009 REVERE DR
PENSACOLA, FL 32505

9171 9690 0935 0127 1772 93

CAROLYN E CHESTER AND ESTATE
OF CAROLYN E. CHESTER [1024-35]
C/O KANDICE E. CHESTER
897 KINGS WOOD DR.
CONWAY, SC 29526

9171 9690 0935 0127 1771 63

JODY L. BENTLEY [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

9171 9690 0935 0127 1771 70

WE'LL BUY LLC [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

9171 9690 0935 0127 1771 87

PATRICK C. HANSON [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

9171 9690 0935 0127 1771 94

ROBERT WILL JOHNSON [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

9171 9690 0935 0127 1772 00

CAROLYN E CHESTER AND ESTATE
OF CAROLYN E. CHESTER [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

9171 9690 0935 0127 1772 17

ROBERT WILL JOHNSON [1024-35]
110 MANCHESTER LN LT 14
LELAND, NC 28451

9171 9690 0935 0127 1771 18

JOHN L. WILKINS [1024-35]
221 EAST GOVERNMENT ST.
PENSACOLA, FL 32502

9171 9690 0935 0127 1771 25

WE'LL BUY LLC AND PATRICK C
HANSON [1024-35]
2686 KACHINA TRAIL NE
DACULA, GA 30019

9171 9690 0935 0127 1771 32

ROBERT JOHNSON [1024-35]
5359 NATE DR
WILMER, AL 36587

9171 9690 0935 0127 1771 49

*Contact -
Zerved
Family*

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1024-35]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 1771 56

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1024-35]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

ESCAMBIA COUNTY / STATE OF
FLORIDA [1024-35]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

COMMUNITY CORRECTIONS
[1024-35]
6400 NORTH W ST
PENSACOLA FL 32505

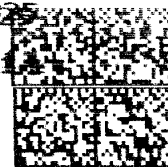
9171 9690 0935 0127 1771 01

9171 9690 0935 0127 1770 88

CERTIFIED MAIL™



9171 9690 0935 0127 1772 17



quodient

FIRST-CLASS MAIL
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\$008.16

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

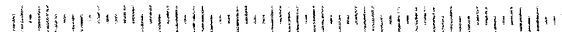
10:52
AUG 22 2024

CAROLYN E CHESTER AND ESTATE
OF CAROLYN E. CHESTER [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 3250258335 *2638-01218-22-36

325025833
325025833



CERTIFIED MAIL™

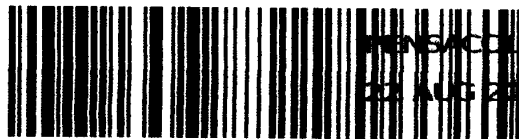
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

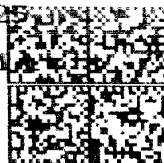
Pensacola, FL 32502



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PENSACOLA FL 32502

AUG 22 2024 PM 1



quadiant

FIRST-CLASS MAIL
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08/22/2024 ZIP 32502
043M31219251

US POSTAGE

1 AUG 22 2024

JODY L. BENTLEY [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTP

BC: 3250258335

*2638-00551-22-36

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CERTIFIED MAIL™

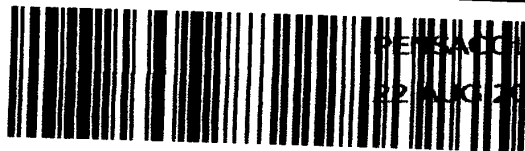
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

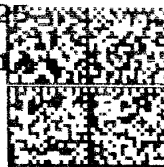
Pensacola, FL 32502



9171 9690 0935 0127 1772 00

PENSACOLA FL 325

22 AUG 2024 PM 1



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08/22/2024 ZIP 32502
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US POSTAGE

ROBERT WILL JOHNSON [1024-35]

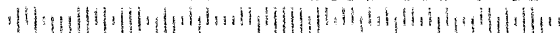
C/O KANDICE E. CHESTER

2911 BUDDYS LN

PENSACOLA, FL 32505

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 3250258335 *2622-00840-22-36



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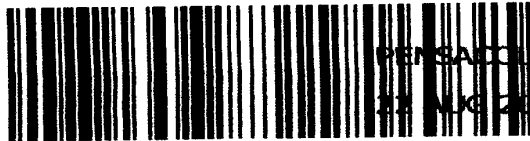
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

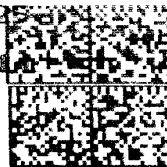
Pensacola, FL 32502



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PENSACOLA FL 32502

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quadrant

FIRST-CLASS MAIL
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08/22/2024 ZIP 32502
043M31219251

US POSTAGE

10:51

WE'LL BUY LLC [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

ENTER POSTAGE HERE

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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BC: 3250258333 *2658-00908-22-36

3250258333

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CERTIFIED MAIL™

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court & Comptroller

Records

Place, Suite 110

ia, FL 32502

2024 AUG -1 10:10

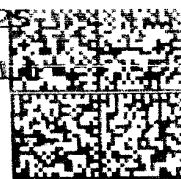
MAIL ROOM



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PENSACOLA FL 325

22 AUG 2024 PM 1:10



quadrant

FIRST-CLASS MAIL
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08/22/2024 ZIP 32502
043M31219251

US POSTAGE

PATRICK C. HANSON [1024-35]
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

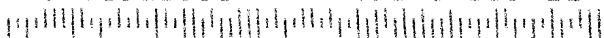
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UNABLE TO FORWARD

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BC: 3250258335 *2638-04933-22-37

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32505-760111
32505>7601



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

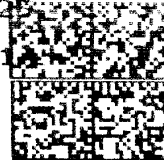
221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 32502

22 JUN 2024 PM 1



9171 9690 0935 0127 1771 49

quadiant

FIRST-CLASS MAIL
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08/22/2024 ZIP 32502
043M31219251

US POSTAGE

NSN
JUN 24 10 34 PM '24
ALBANY COUNTY, NY
ROBERT JOHNSON [1024-35]
5359 NATE DR
WILMER, AL 36587

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522 DE 1

0008/30/24

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 3250258335

*3091-01859-23-18

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36587-782

PAID

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

Cert # 002953 of 2022 Date 10/2/2024
Name ANITA MILLER

Cash Summary

Cash Deposit	\$3,400.00
Total Check	\$65,118.50
Grand Total	\$68,518.50

Purchase Price (high bid amount)	\$68,000.00	Total Check	\$65,118.50
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$476.00	Adv Doc. Stamps	\$476.00
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,052.22	Postage	\$114.80
		Researcher Copies	\$0.00
- postage	\$114.80		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$1,937.42	Registry of Court	\$1,937.42
Purchase Price (high bid)	\$68,000.00		
-Registry of Court	\$1,937.42	Overbid Amount	\$65,947.78
-advance recording (for mail certificate)	\$18.50		
-postage	\$114.80		
-Researcher Copies	\$0.00		
= Overbid Amount	\$65,947.78		

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
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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


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

Case # 2022 TD 002953

Sold Date 10/2/2024

Name ANITA MILLER

RegistryOfCourtT = TAXDEED	\$1,937.42
overbidamount = TAXDEED	\$65,947.78
PostageT = TD2	\$114.80
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$476.00
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 002953	
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 #2024030504	
6/25/2024	TD82	PROPERTY INFORMATION REPORT	
8/23/2024	TD81	CERTIFICATE OF MAILING	
8/30/2024	CheckVoided	CHECK (CHECKID 136626) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
8/30/2024	CheckMailed	CHECK PRINTED: CHECK # 900037602 - - REGISTRY CHECK	
9/6/2024	TD84	SHERIFF'S RETURN OF SERVICE	
9/11/2024	TD84	CERT MAIL TRACKING INFO AND RETURNED	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
4/26/2024 3:32:55 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/26/2024 3:32:55 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
4/26/2024 3:32:54 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00

4/26/2024 3:32:55 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
4/26/2024 3:34:22 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 8:25:22 AM	2024030504	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 10:12:22 AM	Check (outgoing)	101924880	BALLINGER PUBLISHING	PO BOX 12665	200.00	900037602 CLEARED ON 8/30/2024
4/30/2024 8:25:22 AM	Deposit	101889232	ASSEMBLY TAX 36 LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			7,200.00		-6,880.00	

ESCAMBIA COUNTY TAX DEED
CLERK OF THE COURT OFFICIAL TAX DEED SALE
PAM CHILDERS, CLERK OF THE CIRCUIT COURT & COMPTROLLER

Home About Us FAQ Contact Us Log Off

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.

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 00295	332S34									00 \$476.00	\$65,118.50	02953	SEE CHELL INVE	1221 E JACKSON
10/02/2024	2022 TD 00267	172S34									00 \$169.70	\$25,977.20	02675	BADARUDDIN SO	1800 Heinrich st F

Case Number: 2022 TD 002953

Result Date: 10/02/2024

Title Information:

Name: SEE CHELL INVESTMENTS LLC

Address1: 1221 E JACKSON ST

Address2:

City: PENSACOLA

State: FL

Zip: 32501

Cancel

Update

?

Page 1 of 1

View 1 - 2 of 2

TOTALS: Items Count: 2 Balance: \$90,345.00 Clerk Fees: \$0.00 Rec Fees: \$85.00 Doc Stamps: \$865.70 Total Due: \$91,095.70

65343

Anita Miller

\$68,000.00

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 02953 ASSEMBLY TAX 36 LLC Chester

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
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

Brooklyn Faith Coates
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 02953 ASSEMBLY TAX 36 LLC Chester

Order No: 7353

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 02953, 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:

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR8/28-9/18TD

BEG AT INTER OF S LI OF JACKSON ST
AND W LI OF W ST S ALG W LI OF W ST
797 3/10 FT TO N R/W LI OF GULF POWER
NWLY ALG N LI OF R/W 497 4/10 FT FOR
POB NLY 129 6/10 FT TO S LI OF BUDDYS
LANE WLY ALG S LI OF BUDDYS LANE 90
FT SLY 129 6/10 FT TO N LI OF GULF
POWER R/W ELY 90 FT TO POB LT 2 BLK
3 OF AN UNRECORDED PLAT OR 4280 P
1714 CA 140

SECTION 33, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 064405000
(1024-35)

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

EST OF CAROLYN E CHESTER

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.

Name Emily Hogg, Deputy Clerk
Order Number 7353
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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02953 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 CAROLYN E CHESTER C/O JODY L BENTLEY 1009 REVERE DR PENSACOLA, FL 32505	CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CHESTER C/O KANDICE E. CHESTER 897 KINGS WOOD DR. CONWAY, SC 29526
JODY L. BENTLEY C/O KANDICE E. CHESTER 2911 BUDDYS LN PENSACOLA, FL 32505	WE'LL BUY LLC C/O KANDICE E. CHESTER 2911 BUDDYS LN PENSACOLA, FL 32505
PATRICK C. HANSON C/O KANDICE E. CHESTER 2911 BUDDYS LN PENSACOLA, FL 32505	ROBERT WILL JOHNSON C/O KANDICE E. CHESTER 2911 BUDDYS LN PENSACOLA, FL 32505
CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CHESTER C/O KANDICE E. CHESTER 2911 BUDDYS LN PENSACOLA, FL 32505	ROBERT WILL JOHNSON 110 MANCHESTER LN LT 14 LELAND, NC 28451
JOHN L. WILKINS 221 EAST GOVERNMENT ST. PENSACOLA, FL 32502	WE'LL BUY LLC AND PATRICK C HANSON 2686 KACHINA TRAIL NE DACULA, GA 30019
ROBERT JOHNSON 5359 NATE DR WILMER, AL 36587	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	COMMUNITY CORRECTIONS 6400 NORTH W ST PENSACOLA FL 32505
ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

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 02953 ASSEMBLY TAX 36 LLC Chester

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

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

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

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

X 
NOTARY PUBLIC



THE SUMMATION WEEKLY

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

cont. Emily Hogg, Deputy Clerk, 2022 TD 02953 ASSEMBLY TAX 36 LLC Chester

Order No: 7353

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 02903, 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:

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
By: Emily Hogg
Deputy Clerk
4WR828-9/18TD

BEG AT INTER OF S LI OF JACKSON ST
AND W LI OF W ST S ALG W LI OF W ST
767 3/10 FT TO N ROW LI OF GULF POWER
NWLY ALG W LI OF ROW 437 4/10 FT FOR
POB NLY 129 6/10 FT TO S LI OF BUDDY'S
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SECTION 33, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 064405000
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therein will be sold to the highest bidder at
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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:
850-555-3793.

Name: Emily Hogg, Deputy Clerk
Order Number: 7353
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# 2024076135 10/4/2024 9:10 AM
OFF REC BK: 9213 PG: 1762 Doc Type: TXD
Recording \$10.00 Deed Stamps \$476.00

Tax deed file number 1024-35

Parcel ID number 332S304500002003

TAX DEED

Escambia County, Florida

for official use only

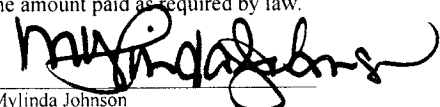
Tax Certificate numbered 02953 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 **SEE CHELL INVESTMENTS LLC**, 1221 E JACKSON ST PENSACOLA FL 32501, who was the highest bidder and has paid the sum of the bid as required by law.

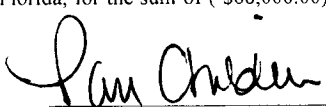
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140 SECTION 33, TOWNSHIP 2 S, RANGE 30 W

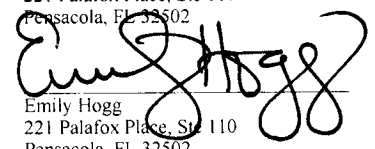
**** Property previously assessed to: EST OF CAROLYN E CHESTER**

On 2nd day of October 2024, in Escambia County, Florida, for the sum of (\$68,000.00) SIXTY EIGHT THOUSAND AND 00/100 Dollars, the amount paid as required by law.


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

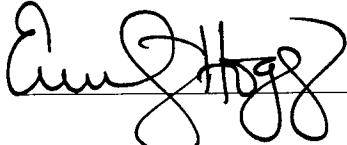

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida




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

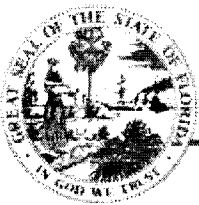
On this 2nd day of October, 2024, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act 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



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

CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CHESTER
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

Property legal description:

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 2, 2024**, and a surplus of **\$56,631.86** (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 7th day of October 2024.

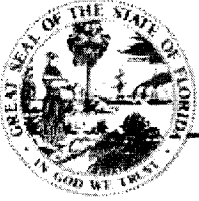


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 2961 08



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

CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CHESTER
C/O KANDICE E. CHESTER
897 KINGS WOOD DR.
CONWAY, SC 29526

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

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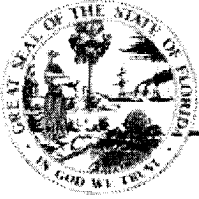


ESCAMBIA COUNTY CLERK OF COURT

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

9171 9690 0935 0128 2960 61



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 CAROLYN E CHESTER
C/O JODY L BENTLEY
1009 REVERE DR
PENSACOLA, FL 32505

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

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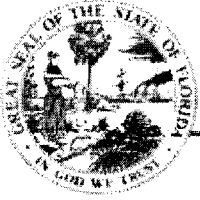


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Clerk of the Circuit Court and Comptroller, Escambia County

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

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C/O KANDICE E. CHESTER
2911 BUDDYS LN
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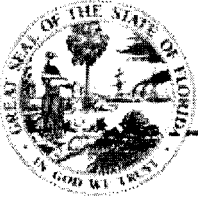


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By: 
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Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

JOHN L. WILKINS
221 EAST GOVERNMENT ST.
PENSACOLA, FL 32502

Tax Deed File # 1024-35
Certificate # 02953 of 2022
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ESCAMBIA COUNTY CLERK OF COURT

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Deputy Clerk

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

9171 9690 0935 0128 2960 23



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

PATRICK C. HANSON
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

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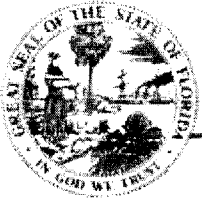


ESCAMBIA COUNTY CLERK OF COURT

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9171 9690 0935 0128 2963 75



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

ROBERT JOHNSON
5359 NATE DR
WILMER, AL 36587

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

Property legal description:

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

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Dated this 7th day of October 2024.

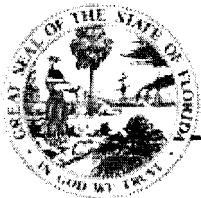


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 2963 68



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

ROBERT WILL JOHNSON
110 MANCHESTER LN LT 14
LELAND, NC 28451

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

Property legal description:

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 557-5757

9171 9690 0935 0128 2963 37



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

ROBERT WILL JOHNSON
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

Property legal description:

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

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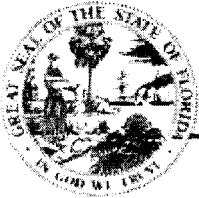


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 2963 20



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

WE'LL BUY LLC
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

Property legal description:

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

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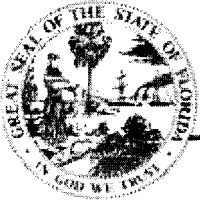
ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL

(850) 595-3793

9171 9690 0935 0128 2962 83



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

WE'LL BUY LLC AND PATRICK C HANSON
2686 KACHINA TRAIL NE
DACULA, GA 30019

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

Property legal description:

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

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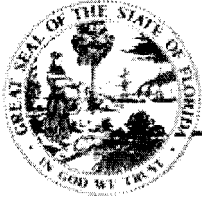


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 2962 90



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
2020 CL 106034 / CE2003956S / AGAINST 2911 BUDDYS LN
ALSO 8417/1489, COST ORDER 8829/210 & 8829/33

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

Property legal description:

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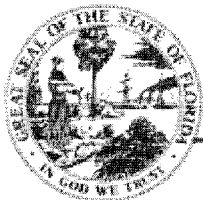
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NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

COMMUNITY CORRECTIONS

*AGAINST ROBERT JOHNSON DOB 11-11-1988 CASE 2010 MM 022931 A

** (case has name of Robert Leon Johnson) Prior deed was Robert Will Johnson - DOES NOT APPEAR TO BE SAME PERSON**

6400 NORTH W ST
PENSACOLA FL 32505

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

Property legal description:

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Dated this 7th 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

Tax Certificate #	2022 TD 002953
Account #	064405000
Property Owner	EST of Carolyn E Chester
Property Address	2911 Buddys Ln
SOLD TO:	Anita Miller \$68,000.00

Disbursed to/for:	Amount Pd:	Balance:
Recording Fees (from TXD receipt)	\$ 504.50 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 1,006.72 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 1,931.17 ✓	\$
Refund High Bidder unused sheriff fees	\$ 40.00 ✓	\$
Additional taxes	\$ 0	\$ 64,941.06
Postage final notices	\$ 90.20	\$
CORE ENF	\$ 8219.00	\$ 56,631.86
	\$	\$
	\$	\$

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

Lien Information:

CORE ENF 8417/1838 2020CL106034	Due \$ 8219.00
	Paid \$ 8219.00
EST OF FL 8699/107 1/1/2022	Due \$
* LIEN ROBERT LEON JOHNSON	Paid \$
(*) DEED ROBERT WILL JOHNSON	Due \$
(DOES NOT APPEAR TO BE SAME PERSON)	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	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

REQ CHECK

10/4 ✓

MAIL FINAL NOTICES

Notes:

- ✓ DEED 2022
- ✓ PATRICK HANSEN TO
- ✓ JODY BENTLEY
- ✓ DEED 2020
- ✓ ROBERT WILL JOHNSON (*)
- ✓ EST OF C. CHESTER
- TO
- WILL BAYLIE
- PATRICK HANSEN



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

2500 CL 106034
2911 Budding
LN

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: 8417

Page: 1838

[View Image](#)

Start Date 04/01/2021



Court Cost 235.00

Recording Fees 91.00

Copies 9.00

Certified Abatement Costs 0.00

Fine Per Day \$20.00

Date Of Payoff 04/29/2022



[Submit](#)

[Reset](#)

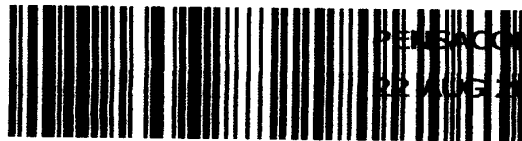
[Clear](#)

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	393	\$7,860.00	\$235.00	\$100.00	\$10.00	\$7.00	\$7.00	\$0.00	\$8,219.00

pd.

CERTIFIED MAIL™

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



9171 9690 0935 0127 1771 18

PENSACOLA FL 325

22 AUG 2024PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

08/22/2024 ZIP 32502
043M31219251

US POSTAGE

ROBERT WILL JOHNSON [1024-35]
110 MANCHESTER LN LT 14
LELAND, NC 28451

NIXIE

275 DE 1

08/29/24

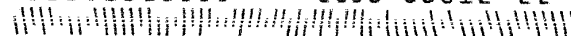
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

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28451-843314

3250275833

28451-843314



Att
8-29
NIXIE
2024 SEP 24
AUG 29

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

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08/22/2024 ZIP 32502
043M31219251

US POSTAGE

CLERK OF THE CIRCUIT COURT
2024 OCT -8 A 10:38
PENSACOLA COUNTY, FL

CAROLYN E CHESTER AND ESTATE
OF CAROLYN E. CHESTER [1024-35]
C/O KANDICE E. CHESTER
897 KINGS WOOD DR.
CONWAY, SC 29526

NL 23

NIXIE

296 DE 1

0010/04/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32502583335

*2638-04516-22-37

2952625025833



CERTIFIED MAIL™

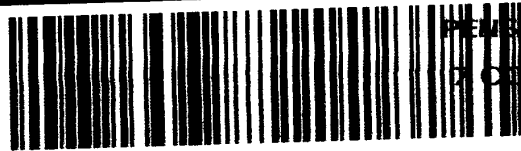
Pam Childers

Clerk of the Circuit Court & Compt

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

2 OCT 2024 PM 12



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10/07/2024 ZIP 32502
043M31219251

US POSTAGE

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vac

FILE
OCT 17 P 12:48
PENSACOLA, FL

CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CH
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

Tax Deed File # 1024-35
Certificate # 02953 of 2022

NIXIE 322 DE 1 0010/13/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

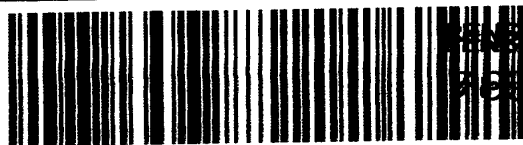
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32505-760111

CERTIFIED MAIL™

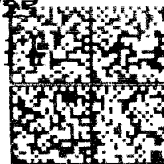
Pam Childers
Clerk of the Circuit Court & Comp
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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PENSACOLA FL 325

NOV 17 2024 PM 11



quadrant

FIRST-CLASS MAIL
IMI

\$008.16⁰

10/07/2024 ZIP 32502
043M31218251

US POSTAGE

17 P 12:48
COUNTY, FL

ROBERT WILL JOHNSON
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

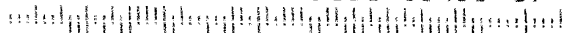
Tax Deed File # 1024-35
Certificate # 02953 of 2022

Val

NIXIE 322 DE 1 0010/13/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 32502563335 *2638-03455-07-38

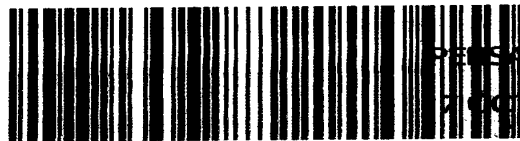


VAL
32502>5633
32505-7602

1024-35

CERTIFIED MAIL™

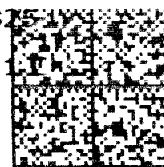
Pam Childers
Clerk of the Circuit Court & Comptr
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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PENSACOLA FL 32502

7 OCT 2024 PM 11



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IMI

\$008.16⁰⁰

10/07/2024 ZIP 32502
043M31219251

US POSTAGE

10 OCT 2024 PM 12:48
IMBIA COUNTY, FL

WE'LL BUY LLC
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

Tax Deed File # 1024-35
Certificate # 02953 of 2022

val

NIXIE

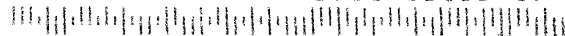
322 DE 1

0010/13/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 3250258333

32502-02583-07-33



32502>5833
32505-7602

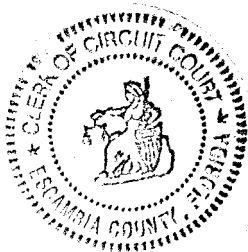
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

CANCELLATION OF LIEN

Case No. CE2003956S

The Code Enforcement Special Master Order dated 12/1/2020, created pursuant to Section 30-35 of Escambia County Code of Ordinances and recorded as a lien on 12/7/2020 against WE'LL BUY LLC and PATRICK C. HANSON, whose address is 2911 BUDDYS LN, 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/PG #S: 8829/33, 8829/210, 8417/1838 and 8417/1489



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk

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.



Prepared by
Pam Childers
Clerk of the Circuit Court

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk

Escambia County Receipt of Transaction

Receipt # 2024075227

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

ESCAMBIA CLERK OF COURT
TAX DEED CASE 2022 TD 02953
PENSACOLA, FL 32502

On Behalf Of:

On: 10/14/24 12:32 pm
Transaction # 101937901

CaseNumber 2020 CL 106034

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(ORCEL) CODE ENFORCEMENT LIENS	8195.00	0.00	0.00	8195.00	8195.00	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:	8219.00	0.00	0.00	8219.00	8219.00	0.00
Grand Total:	8219.00	0.00	0.00	8219.00	8219.00	0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CHECK	900037750	8219.00	0.00	0.00	0.00	8219.00
CHKNAME: ESCAMBIA CLERK OF COURT						
Payments Total:		8219.00	0.00	0.00	0.00	8219.00

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

***Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 064405000 Certificate # 02953 of 2022 Sale Date: OCTOBER 2, 2024

Property Address: 2911 BUDDY S LANE 32505

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: John L. Wilkins

Contact Name, if Applicable: _____

Address: 221 E. GOVERNMENT ST. P. COLA, FL 32502

Telephone Number: (850) 429-9757

Email Address: JACKATLAW@YAHOO.COM

I am a (check one): ☒ Lienholder ☐ Titleholder ☐ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☒ Court Judgment; ☐ Condo/HSA lien;
☐ Government lien; ☐ Other

Describe other: _____

Recording Date: 4/27/2010 Book #: 6594 Page #: 1596

Lien Amount: 6495.00 Amount Due: 12,132.30

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

**Include additional sheet if needed: ☐

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: _____ Book #: _____ Page #: _____

Amount of surplus tax deed sale proceeds claimed: \$ _____

Does the titleholder claim the subject property was homestead property: _____

3. I request payment of any surplus funds due to me be mailed to:

John L. Wilkins 221 EAST GOVERNMENT ST. P. COLA, FL 32502

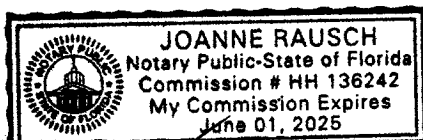
4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: John L. Wilkins

Print: John L. Wilkins

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 10th day of October, 2024, by KNOWN BY NOTARY



Joanne Rausch
Signature Notary Public, State of Florida
Joanne Rausch
Print Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification _____ Type of Identification Produced _____

FILED
2024 OCT 10 A 1:57
ESCAMBIA COUNTY, FL
PAM CHILDERS
CLERK & COMPTROLLER

221 E. GAVEN MOUNT ST.
PENSACOLA, FL 32502

PENSACOLA FL 325

10 OCT 2024 PM 2 L

As in past collections,
USPS is required.

If you choose to receive by mail,
please mail early.

FREEDOM
FOREVER

ESCAMBIA Clerk of Circuit Court
TAX DEED DIVISION
221 PALAFOX PLACE
SUITE 110, PENSACOLA, FL 32502

ESCAMBIA COUNTY, FL

2024 OCT 16 A 7 51

FILED
CLERK OF CIRCUIT COURT
PAM OLIVER

32502-583675



Mylanda Johnson (COC)

To: jackatlaw@yahoo.com
Cc: Emily Hogg (COC)
Subject: Tax Deed Claim 2022 TD 002953 (Est of Carolyn Chester)

Good morning,

We received your Tax Deed surplus claim in relation to the Final Judgment against Robert Johnson. I looked at the civil case, 2009 CC 001893, and I do not believe it's the same Robert Johnson.

The Quit Claim deed for the property sold at auction listed Robert Will Johnson and the civil case was against Robert James Johnson.

Let me know if you have any questions. Have a great day.

Quit Claim Deed

This QUIT CLAIM DEED, made this 13th day of June

Robert Will Johnson/Estate of Carolyn E Chester

whose address is 2911 Buddys Lane Pensacola, Fl. 32505

hereinafter called the Grantor, to

We'll Buy Llc/Patrick C Hanson

whose address is 2686 Kachina Trail NE Dacula, Ga 30019

hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal repr
individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$ 100

considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, ren

ARNOLD & WILKINS, P. A.
Attorneys at Law
221 East Government Street
Pensacola, FL 32502

Attorneys: **R. Glenn Arnold**
John (Jack) L. Wilkins

Telephone: **Pensacola:**
Milton:

CLIENT CONSULTATION FORM

Today's Date: 8-8-08

How you found our firm?

☒ **Telephone Book** ☐ **Internet** ☐ **News Journal Ad** ☒ **Oth**

Name: Robert James Johnson

Home: 6

DOB: 5-18-79

Address: 3359 Nate Road

Work: 6

(apt. #) Mobile Alabama

Cell:

City/State/Zip ~~Escambia~~ ~~Florida~~

Other:

Emergency Contact Person: Glenda W. Harris



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit Court

& Comptroller

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

www.EscambiaClerk.com

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

DATE OF AUCTION: 10/2/2024
TAX ACCOUNT NO: 06-4405-000
CERT NO: 2022 TD 02953
FILE NO: 1024-35

PROPERTY ADDRESS: 2911 BUDDYS LN

BALANCE OF SURPLUS: \$56,631.86
DATE OF SURPLUS NOTICE: 10/7/2024
120 DAY CLAIM PERIOD 2/9/2025

OWNERS AT TIME OF AUCTION: ESTATE OF CAROLYN CHESTER
C/O JODY L BENTLEY

**appears to be issue with chain of title

DATE OF CLAIM: 10/16/2024
CLAIMANT: John Wilkins
Final Judgment (not certified copy OR Book 6584/1596)
Judgment against Robert Johnson (case notes 2009 CC 001893 against Robert "James" Johnson
Deed associated with property (8313/1287) listed as Robert "Will" Johnson
**does not appear to be one and the same person and did Robert Johnson ever own property?

DATE OF CLAIM: 10/21/2024
CLAIMANT: RECOVERY AGENTS LLC behalf of Jody Bentley
7/6/1998 Carolyn Chester took title, 4280/1714
6/13/2020 Robert Will Johnson/Est of Carolyn Chester deeded property to We'll Buy LLC & Patrick C. Hanson (8313/1287)
3/7/2022 Patrick C Hanson deeded property to Jody L. Bentley (8735/1207)
*Property appraiser never fully transferred, issue with chain of title?
Do not see probate case for Carolyn Chester leaving property to Robert Johnson?

LIENHOLDERS: Code Enforcement
8417/1838

*paid from surplus

Community Corrections lien 8699/67

*against Robert "Leon" Johnson , not paid

POTENTIAL ISSUES OR CONCERNS: Claim from Recovery Agents on behalf of Jody Bentley
7/6/1998 Carolyn Chester took title, 4280/1714
6/13/2020 Robert Will Johnson/Est of Carolyn Chester deeded property to We'll Buy LLC & Patrick C. Hanson (8313/1287)
3/7/2022 Patrick C Hanson deeded property to Jody L. Bentley (8735/1207)
*Property appraiser never fully transferred, issue with chain of title?
Do not see probate case for Carolyn Chester leaving property to Robert Johnson?

THE RECOVERY AGENTS, LLC

2401 E Atlantic Blvd. Ste. 400
Pompano Beach, FL 33062

TELEPHONE: 954.633.5846

EMAIL: paralegal@therecoveryagents.com

COVER LETTER

October 8, 2024

Escambia County Clerk of Court
ATTN: TAX DEEDS
221 Palafox Pl Ste. 110
Pensacola, FL 32502

BY: US CERTIFIED AND REGULAR MAIL

RECEIVED
CLERK OF COURT
FILED
2024 OCT 21 P 12:04
ESCAMBIA COUNTY, FL

RE: Tax Deed File No: 2022 Td 002953; Date of Sale 10/2/2024

Surplus Claim of Titleholder, Jody L. Bentley through his Assignee, The Recovery Agents, LLC

Dear Tax Deed Clerk,

Please find enclosed the following documents related to a Claim for Surplus funds for Tax Deed File: 2022 Td 002953, Date of Sale 10/2/2024 related to real property with Parcel ID No.: 33-2s-30-4500-002-003

1. Claim To Surplus Proceeds of a Tax Deed Sale,
2. Agreement and Assignment of Tax Deed Surplus Rights where he/she also assigns his rights to The Recovery Agents, LLC.

Please pay surplus to The Recovery Agents, LLC via check to 2401 E Atlantic Blvd Ste. 400, Pompano Beach, FL 33062.

If you require anything from my office to process this claim, please contact our office immediately at (954) 633-5846. At the end of the claim period please make the requested surplus funds payable to The Recovery Agents, LLC and mail to the address on file, 2401 E Atlantic Blvd. Ste. 400, Pompano Beach, FL 33062.

THE RECOVERY AGENTS, LLC

2401 E Atlantic Blvd. Ste. 400
Pompano Beach, FL 33062

Thank You.

Sincerely,
The Recovery Agents, LLC

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

*****Claims must be filed within 120 days of the date of the surplus notice or they are barred.**

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 2022 Td 002953 Certificate # 02953 of 20 24 Sale Date: 10/2/2024

Property Address: 2911 Buddys Ln, Pensacola, FL, 32505

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: The Recovery Agents LLC as assignee of Jody L. Bentley

Contact Name, if Applicable: c/o Paralegal Team of The Recovery Agents LLC

Address: 2401 East Atlantic Blvd., Ste 400, Pompano Beach, FL 33062

Telephone Number: 954-633-5846

Email Address: Paralegal@therecoveryagents.com

I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;
☐ Government lien; ☐ Other

Describe other: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

**Include additional sheet if needed: ☐

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☒ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: 4/7/2022 Book #: 8735 Page #: 1207

Amount of surplus tax deed sale proceeds claimed: \$ 65,933.78

Does the titleholder claim the subject property was homestead property: No

3. I request payment of any surplus funds due me be payable to and mailed to:

The Recovery Agents LLC 2401 East Atlantic Blvd., STE 400, Pompano Beach, FL 33062

4. **I hereby swear or affirm that all of the above information is true and correct.**

Signature of Claimant: _____

Print: Jacob Babins, President, The Recovery Agents LLC

STATE OF Florida
COUNTY OF Broward

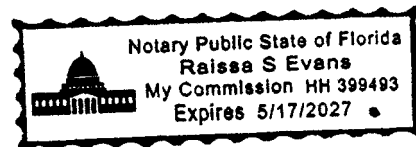
The foregoing instrument was sworn to or affirmed and signed before me this 14 day of October 2024 by Jacob Babins, who is personally know to me or has produced identification and who did take an oath.

Notary Public

Raissa Evans

Commission Expires:

5/17/2027



CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

***Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 2022 Td 002953 Certificate # 02953 of 2024 Sale Date: 10/2/2024

Property Address: 2911 Buddys Ln, Pensacola, FL, 32505

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: Jody L. Bentley
Contact Name, if Applicable: c/o Paralegal Team of The Recovery Agents LLC
Address: 2401 East Atlantic Blvd., Ste. 400, Pompano Beach, FL 33062
Telephone Number: 954-213-6625
Email Address: paralegal@therecoveryagents.com

I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. **LIENHOLDER INFORMATION** (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;
☐ Government lien; ☐ Other

Describe other: _____
Recording Date: _____ Book #: _____ Page #: _____
Lien Amount: _____ Amount Due: _____
Recording Date: _____ Book #: _____ Page #: _____
Lien Amount: _____ Amount Due: _____

**Include additional sheet if needed: ☐

2. **TITLEHOLDER INFORMATION** (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☒ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: 04/07/2022 Book #: 8735 Page #: 1207

Amount of surplus tax deed sale proceeds claimed: \$ 65,933.78

Does the titleholder claim the subject property was homestead property: no

3. I request payment of any surplus funds due me be payable to and mailed to:
The Recovery Agents LLC FBO: Jody Bentley 2401 E Atlantic Blvd STE 400 Pompano Beach FL 33062

4. **I hereby swear or affirm that all of the above information is true and correct.**

Signature of Claimant: Jody L Bentley
Print: 10-03-2024

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was sworn to or affirmed and signed before me this 3 day of October, 2024, by
Jody L Bentley, who is personally know to me or has produced
FL Driver's License identification and who did take an oath.

Notary Public James Neer Commission Expires: 10-14-2024



TAMECHIANEDDOS
Commission # HH 319061
Expires October 14, 2026



**THE RECOVERY
AGENTS**

The Recovery Agents, LLC
2401 E Atlantic Blvd Ste. 400
Pompano Beach, FL 33062
www.therecoveryagents.com

AGREEMENT AND ASSIGNMENT OF TAX DEED SURPLUS RIGHTS

THIS AGREEMENT ("Agreement") is entered into by and between Jody L. Bentley ("Assignor") and The Recovery Agents, LLC, a Florida limited liability company ("Assignee") with a principal place of business at 2401 E Atlantic Blvd Ste. 400, Pompano Beach, FL 33062.

RECITALS:

WHEREAS, Assignor is a legal titleholder of record of such real property or a beneficiary or heir at law of such a titleholder of that certain real property located at:

2911 Buddys Ln, Pensacola, FL, 32505, situate in Escambia County, Florida and bearing parcel identification number 33-2s-30-4500-002-003 (the "Property"); and

WHEREAS, the Property is the subject of a tax deed sale in Escambia County, Florida, bearing Case No. 2022 Td 002953 (the "Tax Foreclosure Action"); and

WHEREAS, Assignor wants to hire Assignee to identify and recover any and all surplus funds and other monies due to which Assignor may be entitled as a result of the forced sale of the Property in the Tax Foreclosure Action ("Surplus"); and

WHEREAS, the Property was sold at foreclosure auction on 10/2/2024.

NOW, THEREFORE in consideration of the foregoing and the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The parties represent and warrant that the Recitals set forth above are true and correct in all material respects. The defined terms in the Recitals set forth above are hereby incorporated into this Agreement by reference.
2. Assignor hereby fully assigns, sells, transfers, and conveys to Assignee the exclusive right to obtain, claim, and recover any and all Surplus, subject to the provisions herein. Assignor acknowledges that this assignment is a permanent, exclusive and irrevocable transfer of all of Assignor's interest in the Surplus to Assignee. This assignment cannot be cancelled or otherwise rescinded without the express written approval of Assignee, if Assignee in its sole discretion so elects.
3. Assignor acknowledges that Assignee and its agents are not attorneys and cannot, have not, and are not expected to provide Assignor with legal advice. Assignor fully grants and assigns to Assignee full authority and sole discretion to decide whether an attorney is needed to assist it in obtaining a successful outcome in the surplus claims process, and, if so, which attorney to select. Assignor further authorizes any such attorney selected by Assignee to file in Assignor's name with the Court, the Clerk of Court and any other relevant entity any and all necessary documents in furtherance of Assignee's efforts to claim and collect the Surplus pursuant to this Agreement. Assignor further expressly approves Assignee's advancement of any and all attorneys' fees and costs that Assignee, in its sole discretion, deems necessary in its efforts to successfully claim the Surplus.
4. The parties agree that the Surplus recovered by Assignee in the Foreclosure Action shall be paid directly to Assignee and delivered to its usual place of business or, if Assignee so elects, paid directly to Assignee's attorney and delivered to said attorney's usual place of business. Assignor specifically and fully authorizes Assignee and its attorney to disburse the Surplus as per by the terms of this Agreement.

5. Assignor hereby authorizes Assignee to sign the name of the Assignor to any check, draft, promissory note, or other instrument in writing which is payable to the order of the Assignor, or to sign the name of the Assignor to any instrument in writing, whenever it shall be necessary to do so, to carry out the purpose of this Agreement.
6. The parties agree that Assignee is entitled to deduct Thirty percent (30%) from the Surplus recovered. The percentage earned by Assignee is in consideration of services to Assignor which includes, but is not limited to, locating, notifying, and processing paperwork in support of the surplus claim. Assignor agrees the percentage retained by Assignee is fair and reasonable.
7. **All attorneys fees will be paid by the Assignee, The Recovery Agents, LLC. The assignor will not be responsible for any attorneys fees incurred by the Assignee, The Recovery Agents, LLC.**
8. This Agreement begins on the date Assignor executes this Agreement and will continue until such time as Assignee has successfully collected all of the Surplus or Assignee otherwise completed its performance under this Agreement (as determined solely by Assignee), at which time the term of this Agreement shall conclude. The parties expressly acknowledge that this Agreement survives any and all orders vacating or voiding existing sales and resetting sale dates.
9. Assignor acknowledges and agrees that Assignee made the following disclosures to Assignor:
 - a) The assessed value of the property is 11,834.00.
 - b) The assessed value may be lower than the actual value of the property.
 - c) The amount of any debt encumbering the property is approximately 2,066.22.
 - d) The amount of any equity in the property is approximately _____.
 - e) The foreclosure sale price is 68,000.00.
 - f) The amount of the surplus is 65,933.78.
10. Assignor acknowledges and understands that:
 - a) Assignor does not need an attorney or other representative to recover the Surplus.
 - b) Assignor has the right to consult with an independent attorney of Assignor's choice before executing this Agreement.
11. Assignor understands that Assignee cannot guarantee that it will obtain the Surplus, as other parties may have a superior claim to the Surplus. In the event, Assignee is unable to obtain the Surplus, Assignor will pay nothing to Assignee.
12. Assignor represents and warrants that Assignor has not assigned the right to obtain the Surplus to any other party. Assignor agrees not to enter into any other agreements or to assign the Surplus to any other party. Assignor acknowledges and agrees that a breach of this provision would be a material breach of this Agreement.
13. Assignor acknowledges and agrees that Assignor must cooperate with Assignor's recovery efforts. Assignor understands that obtaining the Surplus is a time sensitive matter, as the Assignment must be filed with the court on or before 60 days after the filing of the certificate of disbursements. Assignor agrees to provide Assignee with all relevant information required to timely file the Assignment with the court.
14. It is expressly agreed that liquidated damages payable under this Agreement do not constitute a penalty and that the parties, having negotiated in good faith for such specific Liquidated Damages and having agreed that the amount of such liquidated damages is reasonable in light of the anticipated harm caused by the breach related thereto and the difficulties of proof of loss and

inconvenience or nonfeasibility of obtaining any adequate remedy, are estopped from contesting the validity or enforceability of such liquidated damages.

15. The parties agree this Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The parties agree that the exclusive jurisdiction for any lawsuit related to or arising under this Agreement shall be in the state court sitting in Broward County, Florida. The parties waive any objection to jurisdiction and venue either party may otherwise have for any such lawsuit. The parties hereby waive the right to a jury trial concerning any disputes that may arise concerning this Agreement.
16. If either party brings an action to enforce their rights under this contract, the prevailing party shall recover its expenses (including reasonable attorneys' fees) incurred in said action, including any appeals. This provision survives the termination of this Agreement.
17. In the event that there is a dispute regarding this Agreement between Assignee and Assignor or between Assignee and another party to whom Assignor may have assigned Surplus, Assignor agrees that 100% of the Surplus at issue shall be held in escrow by the Court Registry or Assignee's attorney, as appropriate under the circumstances until such time as said dispute is resolved, including separate enforcement actions and appeals.
18. Assignor hereby acknowledges and agrees that Assignor may sign this Agreement electronically for convenience or efficiency, and therefore agrees that Assignor's signature in DocuSign, HelloSign or other electronic digital form carries the same legal weight and effect of Assignor's physical signature and Assignor waives the right to challenge same.
19. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
20. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto execute this Agreement.

READ, UNDERSTOOD, ACKNOWLEDGED and AGREED:

ASSIGNOR:

ASSIGNEE:

THE RECOVERY AGENTS, LLC

Jody L Bentley
Name: Jody L Bentley
Date: 10-03-2024

By: Jacob Babins
Name: Jacob Babins
Title: President
Date: 10/3/24

State of FLORIDA
County of Essex

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3 day of October 2024, by Jody L Bentley and who ☐ is personally known to me or who ☒ produced a FL Drivers License as identification.

10/3/24

Tamechia Nedds
Tamechia Nedds
(Print name of notary)



TAMECHIA NEDDS
Commission # HH 319061
Expires October 14, 2026

Prepared By, Record and Return To:
Jody L. Bentley
1009 Revere Dr.
Pensacola, FL 32505

Quit Claim Deed

THIS QUIT CLAIM DEED is made this 5th day of March, 2022 by Patrick C. Hanson, a married man, whose address is 2686 Kachina Trail NE, Dacula, GA, 30019, hereinafter called Grantor, to Jody L. Bentley, whose address is, 1009 Revere Dr., Pensacola, FL 32505, hereinafter called Grantee.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations in hand paid to the Grantor, receipt whereof is hereby acknowledged, Grantor does remise, release and quit-claim unto the Grantee, all that certain land situate, lying and being in Escambia County, Florida, viz:

LEGAL DESCRIPTION SEE EXHIBIT "A"

** Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon. **

SUBJECT TO taxes accruing subsequent to December 31, 2021.

SUBJECT TO covenants, restrictions and easements of record, if any, however this reference thereto shall not operate to reimpose same.

SUBJECT TO taxes for the current year.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in our presence:

Christian Capriles
Witness: Christian Capriles

Shaan Gay
Witness: Shaan Gay

Patrick C. Hanson
Patrick C. Hanson

STATE OF Florida
COUNTY OF Eschscholtz

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 5th day of March, 2022, by Patrick C. Hanson who is/are personally known to me or who has produced GA DL as identification.

Notary Public, State and County Aforesaid

Susan Colleen Duke Taylor
Notary Public
Print Name: Susan Colleen Duke Taylor
My Commission Expires: Sept 22, 2022

(NOTARY SEAL)

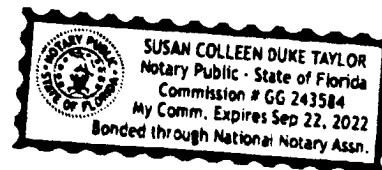


EXHIBIT A

Legal Description: A Track of Land in Lot 4, Section 33, Township 2 South, Range 30 West, described as follows: Commencing at the intersection of the South line of Jackson Street with the West line of "W" Street in the City of Pensacola, Florida; thence South along the extension of the West line of "W" Street, a distance of 797.3 feet to the North right-of-way line of the Gulf Power Company's right-of-way; thence Northwesterly along the North line of the said right-of-way a distance of 497.4 feet to the point of beginning; thence Northerly at an angle of 90 °, a distance of 129.6 feet to the Southerly line of Bully's Lane; thence Westerly at an angle of 90 ° and along the Southerly line of Bully's Lane, a distance of 90.0 feet; thence Southerly at an angle of 90 °, a distance of 129.6 feet to the North line of the Gulf Power Company's right-of-way; thence Easterly at an angle of 90 °, a distance of 90.0 feet to the point of beginning.

Address: 2911 Buddy's Ln., Pensacola, FL 32505

Parcel Account: 064405000



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 Parcel ID: 3325304500002003 Account: 064405000 Owners: CHESTER CAROLYN E EST OF Mail: C/O JODY L BENTLEY 1009 REVERE DR PENSACOLA, FL 32505 Situs: 2911 BUDDYS LN 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$11,665</td> <td>\$169</td> <td>\$11,834</td> <td>\$11,834</td> </tr> <tr> <td>2022</td> <td>\$11,665</td> <td>\$169</td> <td>\$11,834</td> <td>\$11,834</td> </tr> <tr> <td>2021</td> <td>\$8,166</td> <td>\$39,776</td> <td>\$47,942</td> <td>\$47,942</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2023	\$11,665	\$169	\$11,834	\$11,834	2022	\$11,665	\$169	\$11,834	\$11,834	2021	\$8,166	\$39,776	\$47,942	\$47,942				
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/07/2022</td> <td>8735</td> <td>1207</td> <td>\$2,500</td> <td>QC</td> <td></td> </tr> <tr> <td>06/13/2020</td> <td>8313</td> <td>1287</td> <td>\$52,000</td> <td>QC</td> <td></td> </tr> <tr> <td>07/1998</td> <td>4280</td> <td>1714</td> <td>\$32,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/07/2022	8735	1207	\$2,500	QC		06/13/2020	8313	1287	\$52,000	QC		07/1998	4280	1714	\$32,000	WD		2023 Certified Roll Exemptions None Legal Description 2022 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI... Extra Features FRAME SHED METAL SHED UTILITY BLDG	
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Parcel Information Section Map Id: CA140 Approx. Acreage: 0.2678 Zoned: MDR MDR MDR MDR MDR MDR MDR Evacuation & Flood Information: View Florida Department of Environmental Protection (DEP) Data Open Report		Launch Interactive Map 	
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Buildings

Address: 2911 BUDDYS LN, Year Built: 1954, Effective Year: 1954, PA Building ID#: 81715

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1358 Total SF

BASE AREA - 1170
OPEN PORCH FIN - 44
OPEN PORCH UNF - 144

12

12

12

12

14

11

4

11

11

4

11

23

26

45

OPU

BAS

OFF

Images

1/23/2023 12:00:00 AM

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

Last Updated: 04/24/2024 (ic 7235)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
THE RECOVERY AGENTS, LLC

Filing Information

Document Number	L21000062440
FEI/EIN Number	86-3175980
Date Filed	02/04/2021
Effective Date	02/01/2021
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	09/14/2021
Event Effective Date	NONE

Principal Address

2401 E ATLANTIC BLVD
STE 400
POMPANO BEACH, FL 33062

Changed: 01/19/2022

Mailing Address

2401 E ATLANTIC BLVD
STE 400
POMPANO BEACH, FL 33062

Changed: 01/19/2022

Registered Agent Name & Address

REGISTERED AGENTS INC.
7901 4TH ST N
STE 300
ST. PETERSBURG, FL 33702

Name Changed: 09/14/2021

Address Changed: 09/14/2021

Authorized Person(s) Detail

Name & Address

Title MGR**BABINS, JACOB W****2401 E Atlantic Blvd****Ste. 400****Pompano Beach, FL 33062****Annual Reports**

Report Year	Filed Date
2022	02/10/2022
2023	05/07/2023
2024	02/01/2024

Document Images

02/01/2024 -- ANNUAL REPORT	View image in PDF format
05/07/2023 -- ANNUAL REPORT	View image in PDF format
02/10/2022 -- ANNUAL REPORT	View image in PDF format
09/14/2021 -- CORLCRACHG	View image in PDF format
02/04/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State - Division of Corporations



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 #: 06-4405-000 CERTIFICATE #: 2022-2953

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 5, 2004 to and including June 5, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: June 6, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 6, 2024

Tax Account #: **06-4405-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CAROLYN E. CHESTER**

By Virtue of Warranty Deed recorded 7/14/1998 in OR 4280/1714 and See Quit Claim Deeds recorded 06/16/2020 in OR 8313/1287 and recorded 3/7/2022 in OR 8735/1207.

ABSTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH FOR CAROLYN E. CHESTER RECORDED IN ESCAMBIA COUNTY FLORIDA. WE HAVE INCLUDED NAMES ALL FOR NOTIFICATION.

ALSO NOTE DESCRIPTION ON DEED IN OR 4280/1714 REFERS TO BULLY'S LANE INSTEAD OF BUDDY'S LANE.

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. **Code Enforcement Lien in favor of Escambia County recorded 12/7/2020 – OR 8417/1838 together with Cost Order recorded 07/26/2022 – OR 8829/210**
 - b. **Judgment in favor of John L. Wilkins recorded 4/27/2010 – OR 6584/1596**
 - c. **Civil Lien in favor of State of FL/Escambia County Department of Community Corrections recorded 01/07/2022 – OR 8699/67**
4. Taxes:

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

Tax Account #: 06-4405-000

Assessed Value: \$11,834.00

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 #: 06-4405-000

CERTIFICATE #: 2022-2953

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

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☒☐

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2023 tax year.

CAROLYN E CHESTER AND
ESTATE OF CAROLYN E. CHESTER
C/O KANDICE E. CHESTER
897 KINGSWOOD DR.
CONWAY, SC 29526

ROBERT WILL JOHNSON
110 MANCHESTER LN LT 14
LELAND, NC 28451

JODY L. BENTLEY
WE'LL BUY LLC AND
PATRICK C. HANSON
ROBERT WILL JOHNSON
CAROLYN E CHESTER AND
ESTATE OF CAROLYN E. CHESTER
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

JOHN L. WILKINS
221 EAST GOVERNMENT ST.
PENSACOLA, FL 32502

WE'LL BUY LLC AND
PATRICK C HANSON
2686 KACHINA TRAIL NE
DACULA, GA 30019

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

ROBERT JOHNSON
5359 NATE DR
WILMER, AL 36587

JODY L BENTLEY
1009 REVEVE DR.,
PENSACOLA, FL 32505

ESCAMBIA COUNTY DEPARTMENT
OF COMMUNITY CORRECTIONS
2251 N. PALAFOX ST.
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 6th 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 6, 2024

Tax Account #:06-4405-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG W LI OF W ST 797 3/10 FT
TO N R/W LI OF GULF POWER NWLY ALG N LI OF R/W 497 4/10 FT FOR POB NLY 129 6/10 FT
TO S LI OF BUDDYS LANE WLY ALG S LI OF BUDDYS LANE 90 FT SLY 129 6/10 FT TO N LI OF
GULF POWER R/W ELY 90 FT TO POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714
CA 140**

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-4405-000(0322-27)

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

This Warranty Deed

OR BK 4280 PG 1714
Escambia County, Florida
INSTRUMENT 98-501827

DEED DOC STAMPS PD & ESC CO \$ 224.00
07/14/98 EMILIE A. DE MOORE, CLERK
M.L. [Signature]

Made this 9th day of July A.D. 19 98
by Berylena June Brown and Geneva Franklin
and Helen Maxine Ziebarth sole heirs at
Law of Jettie Lee Carlson, deceased

hereinafter called the grantor, to
Carolyn E. Chester, a single woman

whose post office address is:
2911 Buddy's Lane
Pensacola, Florida 32505
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

See Schedule A attached hereto and by this reference made a part
hereof.

**SUBJECT TO Covenants, restrictions, easements of record and taxes for
the current year.**

Said property is not the homestead of the Grantor(s) under the laws
and constitution of the State of Florida in that neither Grantor(s)
or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 332S304500002003

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is
free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in our presence:

Linda G. Salter
Name: LINDA G. SALTER

Berylena June Brown LS
Name & Address: Berylena June Brown

Donna I. Burke
Name: DONNA I BURKE

Geneva Franklin LS
Name & Address: Geneva Franklin, by

Name:

Helen Maxine Ziebarth LS
Name & Address: Helen Maxine Ziebarth, by
Berylena June Brown, as
Attorney in fact

Name:

Name & Address:

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 9th day of July , 19 98 ,
by

Berylena June Brown, individually and as Attorney in Fact for
Geneva Franklin and Helen Maxine Ziebarth, sole Heirs at Law of
Jettie L. Carlson, deceased
who is personally known to me or who has produced her drivers license as identification.

Linda G. Salter

Print Name:
Notary Public
My Commission Expires:

PREPARED BY: Linda G. Salter
RECORD & RETURN TO:
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504
File No: 98-006848

LINDA G. SALTER
"Notary Public-State of FL"
Comm. Exp. June 17, 1999
Comm. No. CC 451536

WD-1
5/93

OR BK 4280 PG1715
Escambia County, Florida
INSTRUMENT 98-501827

Schedule A

A Track of Land in Lot 4, Section 33, Township 2 South, Range 30 West, described as follows: Commencing at the intersection of the South line of Jackson Street with the West line of "W" Street in the City of Pensacola, Florida; thence South along the extension of the West line of "W" Street, a distance of 797.3 feet to the North right-of-way line of the Gulf Power Company's right-of-way; thence Northwesterly along the North line of the said right-of-way a distance of 497.4 feet to the point of beginning; thence Northerly at an angle of 90 degrees, a distance of 129.6 feet to the Southerly line of Bully's Lane; thence Westerly at an angle of 90 degrees and along the Southerly line of Bully's Lane, a distance of 90.0 feet; thence Southerly at an angle of 90 degrees, a distance of 129.6 feet to the North line of the Gulf Power Company's right-of-way; thence Easterly at an angle of 90 degrees, a distance of 90.0 feet to the point of beginning.

File No: 98-006848

OR BK 4280 PG1716
Escambia County, Florida
INSTRUMENT 98-501827

RCD Jul 14, 1998 09:34 am
Escambia County, Florida

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-501827

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 2911 Buddy's Lane

Legal Address of Property: 2911 Buddy's Lane, Pensacola, Florida 32505

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: First American Title Insurance Company
4501 Twin Oaks Drive, Suite 101
Pensacola, Florida 32506

AS TO SELLER(S):

Witness to Seller(s)

Berylina June Brown L. Salter
Berylina June Brown L. SALTER
Geneva Franklin
Geneva Franklin

AS TO BUYER(S):

Witness to Buyer(s)

Carolyn E. Chester L. Salter
Carolyn E. Chester L. SALTER
Myra E. Franklin
Myra E. Franklin

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

Recorded in Public Records 6/16/2020 9:46 AM OR Book 8313 Page 1287,
Instrument #2020048105, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$364.00

Prepared by:

Patrick Hanson 2686 Kachina Trail NE
Dacula Ga 30019

Parcel ID#:

This space for recorder use only.

Quit Claim Deed

This QUIT CLAIM DEED, made this 13th day of June, 2020, by

Robert Will Johnson/Estate of Carolyn E Chester

whose address is 2911 Buddys Lane Pensacola, Fl. 32505

hereinafter called the Grantor, to

We'll Buy Llc/Patrick C Hanson

whose address is 2686 Kachina Trail NE Dacula, Ga 30019

hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$ 100 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee, all that certain land situate in Escambia County, Florida, viz:

(legal description of property)

BEG AT INTER OF S LI OF JACKSON ST AND W LI OF W ST S ALG
W LI OF W ST 797 3/10 FT TO N RW LI OF GULF POWER NWLY ALG
N LI OF RW 497 4/10 FT FOR POB NLY 129 6/10 FT TO S LI OF BUDDYS
LANE 90 FT SLY 129 6/10 FT TO N LI OF GULF POWER RW ELY 90 FT TO
POB LT 2 BLK 3 OF AN UNRECORDED PLAT OR 4280 P 1714 CA 140

BK: 8313 PG: 1288 Last Page

To have and to hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature as to First Grantor

Dorothy L. Singletary
Printed Name

[Signature]
Witness Signature as to First Grantor

Egizak Dorey
Printed Name

Witness Signature as to First Grantor

Printed Name

Witness Signature as to First Grantor

Printed Name

[Signature]
Signature of Grantor

Robert Will Johnson
Printed Name of Grantor

110 Manchester Ln lot 14 Leland, NC 28451
Post Office Address

Signature of Grantor

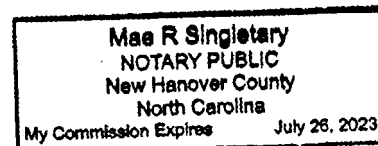
Printed Name of Grantor

Post Office Address

STATE OF Florida
COUNTY OF Escambia

Sworn to, Subscribed and Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 13th day of June, 2020 by Robert Will Johnson, who ☒ is personally known to me or ☐ produced identification _____.

Mae R Singletary
Notary Public
NOTARY SEAL



Prepared By, Record and Return To:
Jody L. Bentley
1009 Revere Dr.
Pensacola, FL 32505

Quit Claim Deed

THIS QUIT CLAIM DEED is made this 5th day of March, 2022 by Patrick C. Hanson, a married man, whose address is 2686 Kachina Trail NE, Dacula, GA, 30019, hereinafter called Grantor, to Jody L. Bentley, whose address is, 1009 Revere Dr., Pensacola, FL 32505, hereinafter called Grantee.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations in hand paid to the Grantor, receipt whereof is hereby acknowledged, Grantor does remise, release and quit-claim unto the Grantee, all that certain land situate, lying and being in Escambia County, Florida, viz:

LEGAL DESCRIPTION SEE EXHIBIT "A"

** Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon. **

SUBJECT TO taxes accruing subsequent to December 31, 2021.

SUBJECT TO covenants, restrictions and easements of record, if any, however this reference thereto shall not operate to reimpose same.

SUBJECT TO taxes for the current year.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in our presence:

Christian Gonzalez
Witness: Christian Gonzalez

Shana Gay
Witness: Shana Gay

Patrick C. Hanson
Patrick C. Hanson

STATE OF Florida
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 5th day of March, 2022, by Patrick C. Hanson who is/are personally known to me or who has produced GA DL as identification.

Notary Public, State and County Aforesaid

Susan Colleen Duke Taylor
Notary Public
Print Name: Susan Colleen Duke Taylor
My Commission Expires: Sept 22, 2022

(NOTARY SEAL)

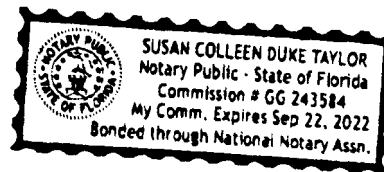


EXHIBIT A

Legal Description: A Track of Land in Lot 4, Section 33, Township 2 South, Range 30 West, described as follows: Commencing at the intersection of the South line of Jackson Street with the West line of "W" Street in the City of Pensacola, Florida; thence South along the extension of the West line of "W" Street, a distance of 797.3 feet to the North right-of-way line of the Gulf Power Company's right-of-way; thence Northwesterly along the North line of the said right-of-way a distance of 497.4 feet to the point of beginning; thence Northerly at an angle of 90 °, a distance of 129.6 feet to the Southerly line of Bully's Lane; thence Westerly at an angle of 90 ° and along the Southerly line of Bully's Lane, a distance of 90.0 feet; thence Southerly at an angle of 90 °, a distance of 129.6 feet to the North line of the Gulf Power Company's right-of-way; thence Easterly at an angle of 90 °, a distance of 90.0 feet to the point of beginning.

Address: 2911 Buddy's Ln., Pensacola, FL 32505

Parcel Account: 064405000

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Friday, October 25, 2024 9:26 AM
To: 'Paralegal The Recovery Agents'
Cc: Emily Hogg (COC)
Subject: RE: [EXTERNAL]RE: Tax Deed surplus claim (2022 TD 02953) Est of Carolyn Chester

Good morning,

I spoke with the Property Appraiser for clarification on the chain of title. When Robert Johnson deeded the property to We'll Buy LLC/Patrick Hanson (2020), there was no documentation showing that the Estate of Carolyn Chester was ever probated. Patrick Hanson then deeded the property to Jody Bentley (2022). Until the estate is probated establishing Robert Johnson as an heir, there is no clear transfer of title.



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

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

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

From: Paralegal The Recovery Agents <paralegal@therecoveryagents.com>
Sent: Tuesday, October 22, 2024 8:50 AM
To: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: [EXTERNAL]RE: Tax Deed surplus claim (2022 TD 02953) Est of Carolyn Chester

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,

Thank you for the update.

I will be keeping an eye for your next email.

Thank you,

Raissa Evans

Paralegal

Raissa@therecoveryagents.com

www.therecoveryagents.com



**THE RECOVERY
AGENTS**

From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Sent: Monday, October 21, 2024 4:07 PM

To: Paralegal The Recovery Agents <paralegal@therecoveryagents.com>

Cc: Emily Hogg (COC) <EHOOGG@escambiaclerk.com>

Subject: Tax Deed surplus claim (2022 TD 02953) Est of Carolyn Chester

Good afternoon,

We received your claim on behalf of Jody Bentley. The property was owned by the Estate of Carolyn Chester at the time of auction.

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7/6/1998 Carolyn Chester took title

6/13/2020 Robert Will Johnson / Estate of Carolyn Chester deeded property to We'll Buy LLC, Patrick C. Hanson (Was there a probate order transferring the property out of the estate to Robert Johnson?)

3/7/2022 Patrick C. Hanson deeded property to Jody L. Bentley

I'll get back with you after my conversation with the Property Appraiser.

Mylinda



Mylinda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

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Mylanda Johnson (COC)

From: Paralegal The Recovery Agents <paralegal@therecoveryagents.com>
Sent: Friday, October 25, 2024 10:52 AM
To: Mylanda Johnson (COC)
Cc: Emily Hogg (COC)
Subject: [EXTERNAL]RE: [EXTERNAL]RE: Tax Deed surplus claim (2022 TD 02953) Est of Carolyn Chester

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Good morning,

Thank you for providing the information.

Our office will begin to work on probate and once probate has been completed we will be forwarding the signed order.

Thank you,

Raissa Evans
Paralegal
Raissa@therecoveryagents.com
www.therecoveryagents.com



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mjohnson@escambiaclerk.com

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Good morning,

Thank you for the update.

I will be keeping an eye for your next email.

Thank you,

Raissa Evans
Paralegal
Raissa@therecoveryagents.com
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I'll get back with you after my conversation with the Property Appraiser.

Mylanda



Mylanda Johnson

Operations Supervisor

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mjohnson@escambiaclerk.com

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Mylanda Johnson (COC)

From: Paralegal The Recovery Agents <paralegal@therecoveryagents.com>
Sent: Monday, March 17, 2025 9:58 AM
To: Mylanda Johnson (COC)
Cc: Emily Hogg (COC)
Subject: [EXTERNAL]RE: [EXTERNAL]RE: [EXTERNAL]RE: Tax Deed surplus claim (2022 TD 02953) Est of Carolyn Chester

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Good morning,

After further review of the file, The Recovery Agents LLC will no longer be pursuing this Tax Deed matter.

Thank you,

Raissa Evans
Paralegal
Raissa@therecoveryagents.com
www.therecoveryagents.com



**THE RECOVERY
AGENTS**

From: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Tuesday, March 4, 2025 11:33 AM
To: Paralegal The Recovery Agents <paralegal@therecoveryagents.com>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: RE: [EXTERNAL]RE: [EXTERNAL]RE: Tax Deed surplus claim (2022 TD 02953) Est of Carolyn Chester

Good morning,

I see where Jupiter Asset Recovery has filed a probate case for the Estate of Carolyn Chester. You represent Jody Bentley, who only holds interest if Robert Will Johnson is established as an heir in the probate case, correcting the issue with the chain of title.

Titleholder: Est of Carolyn Chester
2020 Robert Will Johnson deeded property to We'll Buy LLC & Patrick Hanson
2022 Patrick Hanson deeded over to Jody Bentley
The issue is that Robert Will Johnson was never established as an heir, therefore he wasn't authorized to sign, per the Property Appraiser's office.

We will see how the probate case unfolds. Just keeping you in the loop.

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

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Paralegal

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CERTIFIED MAIL™

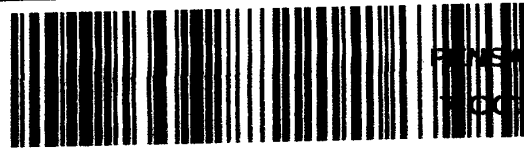
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

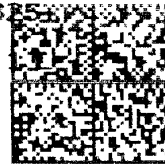
Pensacola, FL 32502



9171 9690 0935 0128 2963 68

PENSACOLA FL 32502

OCT 2024 PM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

10/07/2024 ZIP 32502
043M31215251

US POSTAGE

ROBERT JOHNSON

5359 NATE DR

WILMER, AL 36587

Tax Deed File # 1024-35

Certificate # 02953 of 2022

NIXIE

322 DE 1

0010/13/24

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 32502583333

*2638-02433-07-38

325025833
36587-782959

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptrol

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

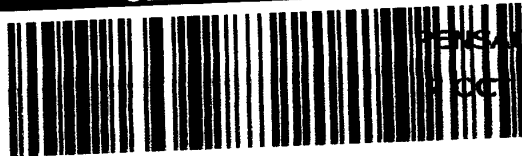
RECEIVED
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS
PENSACOLA, FL
OCT 21 PM 12:04

OCT 21 PM 12:04

PANAMA COUNTY, FL

JODY L. BENTLEY
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

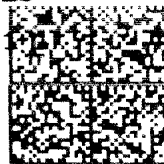
Tax Deed File # 1024-35



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PENSACOLA FL 325

OCT 2024 PM 12:04



quadiant

FIRST-CLASS MAIL
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10/07/2024 ZIP 32502
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US POSTAGE

RECEIVED

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0010/15/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2638-03189-07-38



33250022-558333

32505-760111

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroll

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



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PENSACOLA FL 325

7 OCT 2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

10/07/2024 ZIP 32502
043M31219251

US POSTAGE

C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

VAC

NIXIE

322 DE 1

00107 13/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 3250258335 *0238-03929-13-00

32502>5833
32505-760111

CERTIFIED MAIL™

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



9171 9690 0935 0128 2963 37

PENSACOLA FL 32502

OCT 2024 PM 1



quadiënt

FIRST-CLASS MAIL
IMI

\$008.16⁰

10/07/2024 ZIP 32502
043M31219251

US POSTAGE

ROBERT WILL JOHNSON
110 MANCHESTER LN LT 14
LELAND, NC 28451

Tax Deed File # 1024-35
Certificate # 02953 of 2022
Account # 064405000

ATT
10/10
1075
10-25

NIXIE

276 FE 1

2024 NOV -5 P 10:12
0011/02/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

* 2638-02397-07-38

325025833
28451-84331

CERTIFIED MAIL™

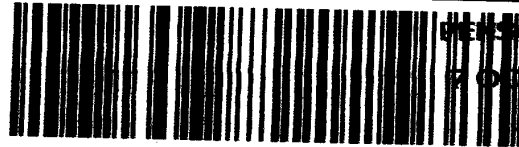
Pam Childers

Clerk of the Circuit Court & Comptr

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0128 2960 61

PENSACOLA FL 325

2 OCT 2024 PM 1:11



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FIRST-CLASS MAIL
IMI

\$008.16⁰

10/07/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS
221 PALAFOX PLACE, SUITE 110
PENSACOLA, FL 32502

24 NOV -7 P 12:00

SCAMBIA COUNTY, FL

CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CHESTER
C/O KANDICE E. CHESTER
897 KINGS WOOD DR.
CONWAY, SC 29526

Tax Deed File # 1024-35
Certificate # 02953 of 2022

NIXIE

296 DE 1

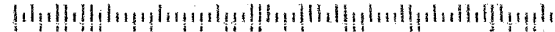
0011/04/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502585555

2658-02595-07-38

32502585555
29526-02953





RECEIVED
CLERK OF COURT
2024 DEC 12 A 10:31
PENSACOLA, FLORIDA

December 9, 2024

Escambia County Clerk of Court
Attention: Tax Deed Department
190 W. Government Street
Pensacola, FL 32502

Re: Tax Deed ID: 2022-002953/Carolyn E. Chester (Estate)

Gentlemen:

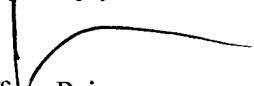
Please find enclosed the following for the above-mentioned Tax Deed surplus funds after sale which took place on October 2, 2024:

- Assignment of Interest signed by Daniel Johnson & Robert Johnson, Beneficiaries
- Photo Identification of Daniel Johnson & Robert Johnson
- Proof of Claim form
- Photo identification of Jeffrey Paine, Managing Member of Jupiter Asset Recovery; and
- W9 form

We are filing a probate for the Estate of Carolyn Chester, and we will send you a certified copy of the Order when entered.

We appreciate your attention to this matter.

Very truly yours,


Jeffrey Paine
JP/gp

Enclosures

ESCAMBIA COUNTY CLERK OF COURT & COMPTROLLER
ATTENTION: TAX DEED DEPARTMENT
190 W. GOVERNMENT STREET
PENSACOLA, FL 32502

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Claimant's Name: Jupiter Asset Recovery LLC as assignee for Daniel Johnson & Robert Johnson, Beneficiaries

Contact name if claimant is not an individual: Jeffrey Paine

Address* 901 Northpoint Pkwy Ste. 310 City WPB State FL Zip Code 33407

Phone Number: 561-249-1931

Email Address: jupiteasset.contact@gmail.com

Tax Deed Number: 2022-002953

Date of Sale (If known): 10/2/2024

☐ I am not making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

☒ I am claiming surplus proceeds resulting from the above tax deed sale. I am a ☐ Lienholder ☐ Titleholder

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

A. Type of Lien: Mortgage Court Judgment Condominium/Home Owner's Association
 Other, Describe in detail:

If your lien is recorded in the Bay County Official Records, list the following, if known:

Recording date ; Instrument # ; Book # Page #

B. Original Amount of Lien \$

C. Amount Remaining Due (include interest, if applicable \$)

2. TITLEHOLDER INFORMATION (Complete if claim is based on title held on sold property)

A. Nature of Title: Deed; ☒ Court Judgment; Other (describe in detail):

Summary of Administration will be provided once obtained

Recording date 07/14/1998; Instrument # 98-501827; Book # 4280 Page # 1714

B. Amount of surplus tax sale proceeds claimed \$ 65,934

C. Do you claim this property was your homestead at the time of the sale? YES ☒ NO

3. I request that payment of any surplus funds due to me be made payable to Jupiter Asset Recovery LLC
and such payment be mailed to either the address above or to above

4. I hereby swear that all of the above information is true and correct.

Date: 12/9/2024

Claimant Signature Jeffrey Paine

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me on this November day of 2024 by

Jeffrey Paine

Date: 12/9/24

Gina Parrish
NOTARY PUBLIC or DEPUTY CLERK

Gina PARRISH

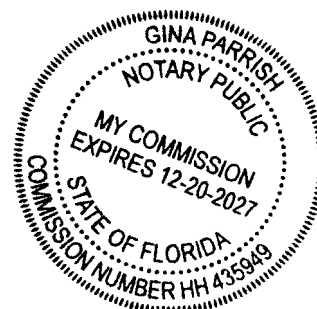
[Print, Type, or stamp commissioned name of notary]

☒ Personally Known

 Produced Identification

Type of Identification Produced

*This is where payment will be mailed



ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia

Tax Deed No: 2022-002953

Sale Date: 10/2/2024

Surplus: \$ 65,934

THIS AGREEMENT, made and entered into this 4th day of October, 2024, between **Daniel Maurice Johnson, Beneficiary**, ("Assignor"), whose address is **1400 Holly Hill Dr., #1411, Durham, NC 27713**, and **Jupiter Asset Recovery, LLC**, or assigns ("Assignee"), whose address is **901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407**, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that **he has an interest** in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the *approximate* amount of **\$65,934** may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, Escambia County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.

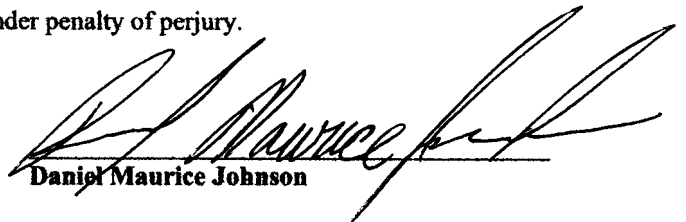
2. In executing this assignment, Assignor has been informed by the Assignee that:

- a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
- b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney, and has chosen not to obtain the services of any attorney.
- c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
- d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.

3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.

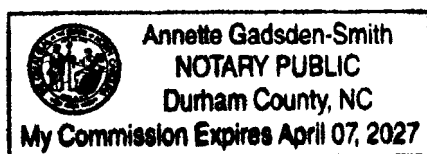
4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.


Daniel Maurice Johnson


STATE OF NORTH CAROLINA
COUNTY OF DURHAM

THE FOREGOING instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 4th day of October, 2024, by **Daniel Maurice Johnson**, who ☐ is personally known to me or ☒ who has produced drivers license as identification.



Notary Public

Print Name:


Annette Gadsden-Smith

(STAMP)

ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia

Tax Deed No: 2022-002953

Sale Date: 10/2/2024

Surplus: \$ 65,934

THIS AGREEMENT, made and entered into this 5th day of October, 2024, between Robert Will Johnson, Beneficiary, ("Assignor"), whose address is 16 Mary's Lane, Little River, SC 29566, and Jupiter Asset Recovery, LLC, or assigns ("Assignee"), whose address is 901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that **he has an interest** in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the *approximate* amount of **\$65,934** may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, Escambia County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.

2. In executing this assignment, Assignor has been informed by the Assignee that:

- a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
- b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney, and has chosen not to obtain the services of any attorney.
- c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
- d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.

3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.

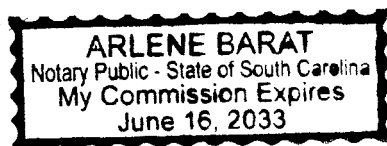
4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.


Robert Will Johnson

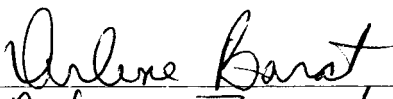
STATE OF SOUTH CAROLINA
COUNTY OF HORRY

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of October, 2024, by Robert Will Johnson, who ☐ is personally known to me or ☒ who has produced Drivers License as identification.



Notary Public:

Print Name:


Arlene Barat

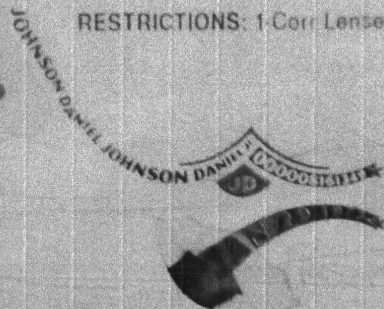
(STAMP)

N★C

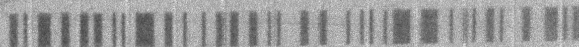
CLASS: C-Any noncommercial single vehicle with a GVWR of less than 26,001 lbs. A vehicle towing a vehicle which has a combined GVWR of less than 26,001 lbs operated by a driver 18 yrs or older.

ENDORSEMENTS: NONE

RESTRICTIONS: 1-Corr Lenses



01801 000647581 88



NORTH
CAROLINA

Mylanda Johnson (COC)

To: Ryan Shirley
Cc: Shannon Suarez (COC); Emily Hogg (COC)
Subject: Tax Deed Claims / Estate of Carolyn E. Chester

Good afternoon, Ryan,

We received the Order of Summary Administration for the Estate of Carolyn Chester. I have claims from Jupiter Asset on behalf of Robert and Daniel Johnson, but they are not listed on the order.

Do you have a claim on behalf of Paul Chester or heirs to Joyce Larkin or Harold Chester?

Just making sure I'm not missing any claims from you.

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

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

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

Mylanda Johnson (COC)

From: Ryan Shirley <rshirley@ryanslaw.net>
Sent: Friday, August 22, 2025 3:58 PM
To: Mylanda Johnson (COC)
Cc: Shannon Suarez (COC); Emily Hogg (COC)
Subject: [EXTERNAL]Re: Tax Deed Claims / Estate of Carolyn E. Chester

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.

Robert and Daniel Johnson are the heirs of Joyce Larkin. I just filed her estate and will have the order to you soon. Jupiter should be submitting a claim for Paul Chester soon.

I will also be filing the Estate of Harold Chester for Jupiter to claim the 1/3rd due to his heirs.

Best Regards,

Ryan Shirley, Esq.

Ryan Shirley Law, P.A.
rshirley@ryanslaw.net
321-441-5956

PERSONAL AND CONFIDENTIAL: This message originates from Ryan Shirley Law, P.A. This message (including any attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521. This transmission is confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, protected by the attorney work product doctrine, subject to the attorney-client privilege, or is otherwise protected against unauthorized use or disclosure. This message and any file(s) or attachment(s) transmitted with it are transmitted based on a reasonable expectation of privacy consistent with ABA Formal Opinion No. 99-413. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. If you receive this message in error, please advise the sender by immediate reply and delete the original message.

On Fri, Aug 22, 2025 at 4:48 PM Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

Good afternoon, Ryan,

We received the Order of Summary Administration for the Estate of Carolyn Chester. I have claims from Jupiter Asset on behalf of Robert and Daniel Johnson, but they are not listed on the order.

Do you have a claim on behalf of Paul Chester or heirs to Joyce Larkin or Harold Chester?

Just making sure I'm not missing any claims from you.

Thanks,

My linda



My linda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

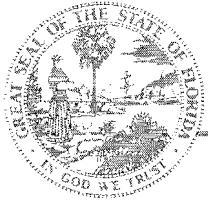
**Escambia County Clerk of the Circuit
Court & Comptroller**

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

www.EscambiaClerk.com

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

may be subject to public records disclosure.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

November 15, 2025

JUPITER ASSET RECOVERY LLC
901 NORTHPOINT PKWY STE 310
WEST PALM BEACH FL 33407

Re: Tax Certificate 2022 TD 002953

Dear Mr. Shirley,

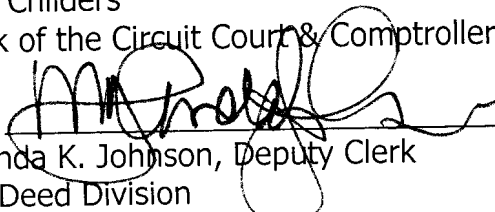
Please find the enclosed check in the amount of \$18,877.28. This amount represents payment of the claim for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property mentioned below.

2022 TD 002953

*Probate order Est of Joyce Elizabeth Larkin

(Daniel M. Johnson \$9,438.64 and Robert W. Johnson \$9,438.64)

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

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

/mkj
Enclosures

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

Bank of America.



PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

63-27
 631

900039730

PAY

*EIGHTEEN THOUSAND EIGHT HUNDRED SEVENTY-SEVEN AND 28/100

JUPITER ASSET RECOVERY LLC

DATE

AMOUNT

TO THE
 ORDER
 OF

JUPITER ASSET RECOVERY LLC
 901 NORTHPOINT PKWY STE 310
 WEST PALM BEACH, FL 33407

11/07/2025

\$18,877.28



PAM CHILDERS, CLERK OF COURT & COMPTROLLER

MP



PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

900039730

11/07/2025 2022 TD 002953
 CHESTER, CAROLYN

Case # 2022 TD 002953 Registry Check

18,877.28

900039730

11/07/2025 JUPITER ASSET RECOVERY
 LLC

\$18,877.28

Mylanda Johnson (COC)

From: Jupiter Asset Recovery <jupiterasset.contact@gmail.com>
Sent: Thursday, September 4, 2025 9:35 AM
To: Mylanda Johnson (COC)
Cc: Emily Hogg (COC); Shannon Suarez (COC)
Subject: [EXTERNAL]Re: 2022 TD 02953 / EST OF CAROLYN CHESTER

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.

Yes, we are working on the Estate of Harold Chester. His only heir was Kandice Ashley, who is also deceased and we will do her probate as well. Columbus Ashley is Kandice's surviving spouse, and Kezhane and Kadarvya are her children.

We are also working on the Estate of Joyce Larkin. The two beneficiaries of her estate are Daniel Johnson and Robert Johnson.

On Tue, Sep 2, 2025 at 9:15 AM Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

Good morning,

We received your claim on behalf of Kezhane Chester, Kadarvya Chester, Columbus Ashley and Paul O. Chester.

We can request a check on 9/22/2025, payable to Jupiter Asset on behalf of Paul O. Chester (probate order for the Estate of Carolyn Chester, 2025 CP 000262).

For clarification, who are the other heirs? Are they heirs to Harold? Is there another probate case in the works?

Thanks,

Mylanda



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

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

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

www.EscambiaClerk.com

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

may be subject to public records disclosure.

Mylinda Johnson (COC)

To: Ryan Shirley
Cc: Emily Hogg (COC); Shannon Suarez (COC)
Subject: 2022 TD 02953 / EST OF CAROLYN CHESTER

Good morning,

We received your claim on behalf of Kezhane Chester, Kadarvya Chester, Columbus Ashley and Paul O. Chester. We can request a check on 9/22/2025, payable to Jupiter Asset on behalf of Paul O. Chester (probate order for the Estate of Carolyn Chester, 2025 CP 000262).

For clarification, who are the other heirs? Are they heirs to Harold? Is there another probate case in the works?

Thanks,
Mylinda



Mylinda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

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

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



August 26, 2025

Escambia County Clerk of Court
Attention: Tax Deed Department
190 W. Government Street
Pensacola, FL 32502

PAID
CLERK & COMPTROLLER
FILED
AUG 29 PM 12:19
ESCAMBIA COUNTY, FL

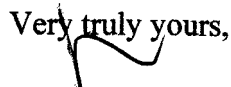
Re: Tax Deed ID: 2022-002953/Carolyn E. Chester (Paul Chester) (Estate)

Gentlemen:

Please find enclosed the following for the above-mentioned Tax Deed surplus funds after sale which took place on October 2, 2024:

- Assignment of Interest signed by Paul Chester, Columbus Ashley, Kadarvya Chester & Kezhane Chester, Beneficiaries
- Photo Identification of Paul Chester, Columbus Ashley, Kadarvya Chester & Kezhane Chester
- Copy of Order Summary Administration
- Proof of Claim form
- Photo identification of Jeffrey Paine, Managing Member of Jupiter Asset Recovery; and
- W9 form

We appreciate your attention to this matter. Kindly forward checks payable to Jupiter Asset Recovery.

Very truly yours,


Jeffrey Paine
JP/gp

Enclosures

ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia

Tax Deed No: 2022-002953

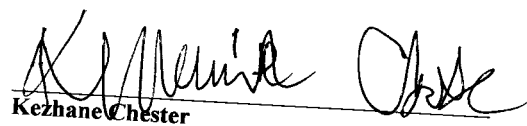
Sale Date: 10/2/2024

Surplus: \$ 65,934

THIS AGREEMENT, made and entered into this 14 day of July, 2025, between Kezhane Chester, Beneficiary, ("Assignor"), whose address is 1112 N J Street, Pensacola, FL 32501, and Jupiter Asset Recovery, LLC, or assigns ("Assignee"), whose address is 901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that she has an interest in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the approximate amount of \$65,934 may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, Escambia County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.
2. In executing this assignment, Assignor has been informed by the Assignee that:
 - a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
 - b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney, and has chosen not to obtain the services of any attorney.
 - c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
 - d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.
3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.
4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.


Kezhane Chester

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of July, 2025, by Kezhane Chester, who ☐ is personally known to me or ☒ who has produced Florida Drivers License as identification.



LINDA ZIMMERMAN-STACKS
Notary Public
State of Florida
Comm# HH415411
Expires 9/11/2027

Notary Public

Print Name: Linda Zimmerman-Stacks

(STAMP)

ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia

Tax Deed No: 2022-002953

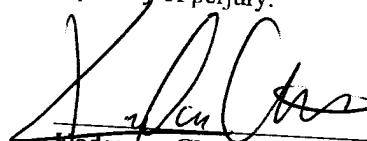
Sale Date: 10/2/2024

Surplus: \$ 65,934

THIS AGREEMENT, made and entered into this 14th day of July, 2025, between Kadarvya Chester, Beneficiary, ("Assignor"), whose address is 923 SE 162nd Ave., #923, Portland, OR 97233, and Jupiter Asset Recovery, LLC, or assigns ("Assignee"), whose address is 901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that **he has an interest** in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the *approximate* amount of **\$65,934** may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, Escambia County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.
2. In executing this assignment, Assignor has been informed by the Assignee that:
 - a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
 - b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney, and has chosen not to obtain the services of any attorney.
 - c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
 - d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.
3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.
4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.


Kadarvya Chester

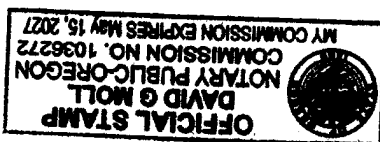
STATE OF OREGON

COUNTY OF ~~ESCAMBIA~~ FLORIDA

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of July, 2025, by Kezhane Chester, who ☐ is personally known to me or ☒ who has produced FL Drivers License as identification. Kadarvya

Notary Public: 

Print Name: David G Moli



(STAMP)

ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia

Tax Deed No: 2022-002953

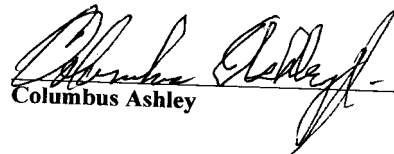
Sale Date: 10/2/2024

Surplus: \$ 65,934

THIS AGREEMENT, made and entered into this 14 day of July, 2025, between **Columbus Ashley, Beneficiary**, ("Assignor"), whose address is **1112 N J Street, Pensacola, FL 32501**, and **Jupiter Asset Recovery, LLC**, or assigns ("Assignee"), whose address is **901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407**, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that **he has an interest** in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the *approximate* amount of **\$65,934** may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, Escambia County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.
2. In executing this assignment, Assignor has been informed by the Assignee that:
 - a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
 - b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney, and has chosen not to obtain the services of any attorney.
 - c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
 - d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.
3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.
4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.


Columbus Ashley

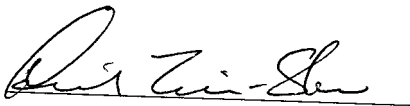
STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 14 day of July, 2025, by **Columbus Ashley**, who ☐ is personally known to me or ☒ who has produced FL Drivers License as identification.



LINDA ZIMMERMAN-STACKS
Notary Public
State of Florida
Comm# HH415411
Expires 9/11/2027

Notary Public:



Print Name: Linda Zimmerman-Stacks

(STAMP)



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 22, 2025

Jupiter Asset Recovery LLC
901 Northpoint Pkwy Ste 310
West Palm Beach, FL 33407

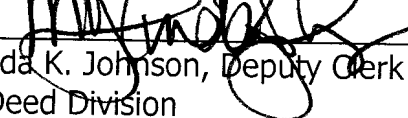
Re: Tax Certificate 2022 TD 02953

Dear Mr. Paine,

Please find the enclosed check in the amount of \$18,877.28. This amount represents payment of the claim for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property mentioned below.

2022 TD 02953
Est of Carolyn Chester / 2025 CP 000262
Paul Chester's portion, \$18,877.28

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

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

/mkj
Enclosures

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

Bank of America.



PENSACOLA, FLORIDA

 63-27
 631

900039516

VOID AFTER 6 MONTHS

PAY

*EIGHTEEN THOUSAND EIGHT HUNDRED SEVENTY-SEVEN AND 28/100

JUPITER ASSET RECOVERY LLC

 TO THE
 ORDER
 OF

 JUPITER ASSET RECOVERY LLC
 901 NORTHPOINT PKWY STE 310
 WEST PALM BEACH, FL 33407

DATE

AMOUNT

09/19/2025

\$18,877.28



PAM CHILDERS, CLERK OF COURT & COMPTROLLER

MP



PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

900039516

 09/19/2025 2022 TD 002953
 CHESTER, CAROLYN

Case # 2022 TD 002953 Registry Check

18,877.28

900039516

 09/19/2025 JUPITER ASSET RECOVERY
 LLC

\$18,877.28