

## 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

						10		
Part 1: Tax Deed	Application Inform	nation						
Applicant Name Applicant Address						date	Apr 11, 2024	
Property	CHESTER CAROLY	N E EST	OF	<u></u>	Certificate		2022 / 2953	
description C/O JODY L BENTLEY 1009 REVERE DR					Сепіпсате	H*	2022 / 2933	
	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					cate issued	06/01/2022	
	R/W LI OF GU (Full			th Tay Dead	Applicatio			
Column 1	ces Owned by App Column	2	C	olumn 3 ount of Certificate	Co	umn 4 terest	Column 5: Total (Column 3 + Column 4)	
# 2022/2953	06/01/20		Face Allio	895.92			<u> </u>	
# 2022/2933	00/01/20					Part 2: Total*	940.72	
D-+ 2: Oth C-	rtificates Redeeme	ad by An	nlicant (C	Other than Co				
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Col Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
#/						Part 3: Total*	0.00	
				A Comment Comment		-art o. Total		
	lector Certified Am tificates in applicant's			er certificates re	deemed by	applicant ts 2 + 3 above	940.72	
2 Delinquent to	xes paid by the applic	ant			10(01011011		0.00	
<del></del>							0.00	
	paid by the applicant		<u> </u>		<u> </u>		200.00	
4. Property infor		-					175.00	
5. Tax deed app		1 407	540 F O /	T-v Cellest	er Instructio	ne page 2)	0.00	
6. Interest accru	ed by tax collector un	der s.197.	.542, F.S. (	see Tax Collect				
7. I certify the above have been paid, a	information is true an	d the tax of	certificates,	interest, proper		aid (Lines 1-6)	and tax collector's fees	
Sign here: Cana	lice deu	S		_		scambia, Flori April 22nd		
Sig	nature, Tax Collector or De	signee				estructions on D		

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	Processing tax deed fee
	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 I	here: Date of sale 10/02/2024  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**

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2400136

To: Tax Collector of <u>ESCAMBIA COUNTY</u>	, 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

Applicant's signature

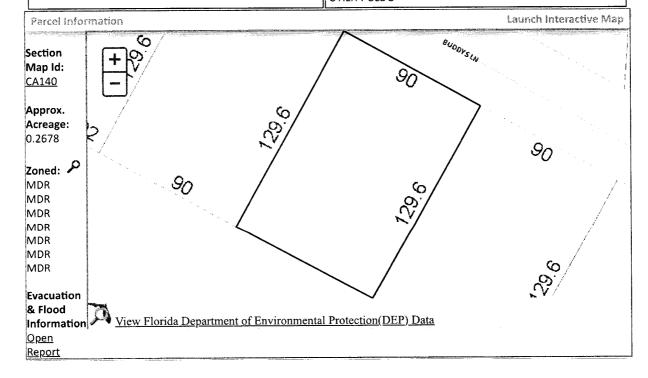
04-11-2024 Application Date **Real Estate Search** 

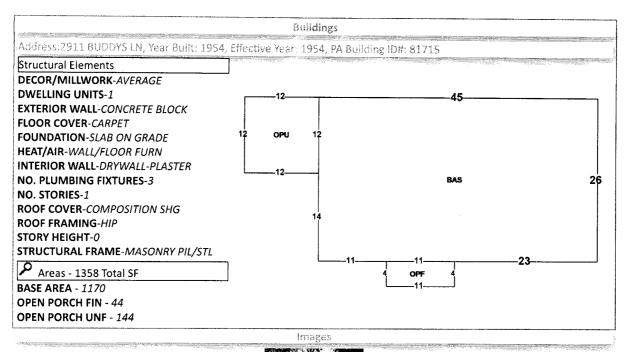
**Tangible Property Search** 

Sale List

**Back** 

Nav. Mode Account O Parcel ID Printer Friendly Version General Information Assessments Parcel ID: 3325304500002003 Imprv Year Land Total Cap Val Account: 064405000 2023 \$11,665 \$169 \$11,834 \$11,834 CHESTER CAROLYN E EST OF 2022 Owners: \$11,665 \$169 \$11,834 \$11,834 C/O JODY L BENTLEY \$47,942 \$47,942 Mail: 2021 \$8,166 \$39,776 1009 REVERE DR PENSACOLA, FL 32505 Disclaimer Situs: 2911 BUDDYS LN 32505 Use Code: SINGLE FAMILY RESID **Tax Estimator Taxing COUNTY MSTU** File for Exemption(s) Online Authority: Tax Inquiry: Open Tax Inquiry Window **Report Storm Damage** Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector Sales Data 2023 Certified Roll Exemptions Official Records None Sale Date Book Page Value (New Window) Legal Description 04/07/2022 8735 1207 \$2,500 QC 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 06/13/2020 8313 1287 \$52,000 QC ALG W LI... 🔎 07/1998 4280 1714 \$32,000 WD Official Records Inquiry courtesy of Pam Childers Extra Features Escambia County Clerk of the Circuit Court and FRAME SHED Comptroller METAL SHED UTILITY BLDG





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)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024031193 4/26/2024 11:22 AM
OFF REC BK: 9137 PG: 687 Doc Type: TDN

## 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.

COMPT TO

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 LUNSFOR	D, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #	06-4405-000	CERTIFICATE #: _	2022-2	2953
REPORT IS LIMIT	NOT TITLE INSURANCE. THE ED TO THE PERSON(S) EXPR EPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	BY NAME IN TH	HE PROPERTY
listing of the owner tax information and encumbrances recortitle to said land as l	t prepared in accordance with the (s) of record of the land described a listing and copies of all open of ded in the Official Record Books listed on page 2 herein. It is the the d. If a copy of any document listely.	d herein together with curver unsatisfied leases, mores of Escambia County, Fresponsibility of the party	rrent and delinque tgages, judgmen lorida that appea y named above to	uent ad valorem ts and or to encumber the overify receipt of
and mineral or any	ject to: Current year taxes; taxes subsurface rights of any kind or r rlaps, boundary line disputes, and on of the premises.	nature; easements, restric	tions and covena	ants of record;
	ot insure or guarantee the validity surance policy, an opinion of title			
Use of the term "Re	port" herein refers to the Propert	y Information Report an	d the documents	attached hereto.
Period Searched:	June 5, 2004 to and includ	ing June 5, 2024	_ Abstractor: _	Vicki Campbell
RV				

Michael A. Campbell, As President

Malphel

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 or John L. Wilkins recorded 4/27/2010 OR 6584/1596
- c. Civil Lien in favor or 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
referenced tax sale certificate is being submitted as prop YES NO  Notify City of Pensacola, P.O. Box 12910	or claim against the above-described property. The above per notification of tax deed sale.  0, 32521
Notify Escambia County, 190 Government Homestead for 2023 tax year.	ental Center, 32502
CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CHESTER C/O KANDICE E. CHESTER 897 KINGSWOOD DR.	ROBERT WILL JOHNSON 110 MANCHESTER LN LT 14 LELAND, NC 28451
CONWAY, SC 29526	JOHN L. WILKINS
JODY L. BENTLEY WE'LL BUY LLC AND	221 EAST GOVERNMENT ST. PENSACOLA, FL 32502
PATRICK C. HANSON ROBERT WILL JOHNSON CAROLYN E CHESTER AND	WE'LL BUY LLC AND PATRICK C HANSON
ESTATE OF CAROLYN E. CHESTER C/O KANDICE E. CHESTER	2686 KACHINA TRAIL NE DACULA, GA 30019
2911 BUDDYS LN PENSACOLA, FL 32505	ROBERT JOHNSON 5359 NATE DR
ESCAMBIA COUNTY CODE ENFORCEMENT 3363 W PARK PL	WILMER, AL 36587
PENSACOLA, FL 32505	ESCAMBIA COUNTY DEPARTMENT OF COMMUNITY CORRECTIONS
JODY L BENTLEY 1009 REVEVE DR., PENSACOLA, FL 32505	2251 N. PALAFOX ST. PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 6<sup>th</sup> 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)

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

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

3/3

16.00

### **This Warranty Deed**

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 3250!
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 County, Florida, viz:

Escambia

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:

Name:

Na

State of Florida
County of Escambia

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

, 19 **98** 

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.

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

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. Ro. CC 401536

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)

Berylena June Brown

Geneva Franklin

AS TO BUYER(S)

Carolyn E. Chester

Witness to Buyer(s

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: Harbon 2686 Known M.F. Dawlar De 2500 19

This space for recorder use only.

Parcel ID#:

## **Quit Claim Deed**

This QUIT CLAIM DEED, made this13	3th day of	June	, 20 <u>20</u> , by
Robert Will Johnson/Estate of Car	rolyn E Chester	<u> </u>	
whose address is 2911 Buddys Lane	e Pensacola, F	1. 32505	<b>,,,</b>
hereinafter called the Grantor, to We'll Buy Llc/Patrick C Hanson			
whose address is 2686 Kachina Tra	ail NE Dacula, (	Ga 30019	
hereinafter called the Grantee:			
(Whereever used herein the terms "Grantor" and indivi		parties to this instrument and the he sors and assigns of corporations)	irs, legal representatives and assigns of
Witnesseth: That the Grantor, for and in o	consideration of th	e sum of \$ 100	and other valuable
considerations, receipt whereof is hereby	acknowledged, h	ereby grants, bargains, sells,	aliens, remises, releases, and
quitclaims unto the Grantee, all that certa	in land situate in ຼ	Escambia	County, Florida, viz:
	(legal descri	ption 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: are as to First Grantor Robert Will Johnson Printed Name of Grantor 110 Manchester Ln lot 14 Leland, NC 28451 Post Office Address Witness Signature as to First Grantor Signature of Grantor Printed Name Printed Name of Grantor Witness Signature as to First Grantor Post Office Address Printed Name STATE OF Florida COUNTY OF Escambia Sworn to, Subscribed and Acknowledged before me by means of ( ) physical presence or ( ) online notarization, on this 2010 by Robert Will Johnson, who (V)is personally known to me or th day of <u>Sune</u> ) produced identification **NOTARY SEAL** Mae R Singletary

-2-

NOTARY PUBLIC New Hanover County North Carolina

My Commission Expires

July 26, 2023

Recorded in Public Records 3/7/2022 8:06 AM OR Book 8735 Page 1207, Instrument #2022022772, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$17.50

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 5<sup>Th</sup> 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:

STATE OF Florida
COUNTY OF ESCAM B

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 5 day of 100, 2022, by Patrick C. Hanson who is/are personally known to me or who has produced 64 DC as identification.

Notary Public, State and County Aforesaid

Notary Public Print Name: Swan Collean Duke Tay W My Commission Expires: Sept 20, 2022

(NOTARY SEAL)

SUSAN COLLEEN DUKE TAYLOR Notary Public - State of Florida Commission # GG 243584 My Comm. Expires Sep 22, 2022 Bonded through National Notary Assn.

BK: 8735 PG: 1209 Last Page

#### **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, 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:

PR#:

CE2003956S LOCATION: 2911 BUDDYS LN 3328304500002003

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, Skee Conkly 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) Nulsance - (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** 

12/9/21, 1:36 PM

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 int 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 Magietrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: DATE: 10-01-2000

Recorded in Public Records 7/26/2022 10:46 AM OR Book 8829 Page 210, Instrument #2022075685, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

> 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: CE2003956S 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 \$0.00 \$20.00 Per Day From: 04/01/2021 To: 04/29/2022

Fines Court Cost

**Payments** 

\$235.00 \$0.00

County Abatement Fees Administrative Costs

\$0.00 \$0.00

Total: \$8,095.00

DONE AND ORDERED at Escambia County, Florida on

Gressy FACUAR -

Rebert O. Beadley, Special Magistrate

Office of Environmental Enforcement

## 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

GLENDA 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
	Court Costs	
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

Order: QuickView\_Gtr Gte
Doc: FLESCA:6584-01596~12033

Requested By: VickiCampbell, Printed: 12/9/2021 1:49 PM

Page 1 of 2

BK: 6584 PG: 1597 Last Page

DONE AND ORDERED in Chambers at Pensacola, Escambia County Florida, this the 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

Order: QuickView\_Gtr Gte
Doc: FLESCA:6584-01596~12033

Requested By: VickiCampbell, Printed: 12/9/2021 1:49 PM

Recorded in Public Records 1/7/2022 11:50 AM OR Book 8699 Page 67, Instrument #2022002547, Pam Childers Clerk of the Circuit Court Escambia County, FL

> 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

TO BE A TRUE COPY OF THE

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,

ORIGINAL ON FILE IN THIS OFFICE WITNESS MY CERTIFIED

**Public Defender** 

Assistant State Attorney, Division ONE

Accounting, Sue Mayo

Robert Johnson: Defendant

DOB: 11-11-88

Dkt: CLDOCC Pg#:

00028902508

Order: QuickView\_Gtr Gte Doc: FLESCA:6663-00712~12033 Requested By: VickiCampbell, Printed: 12/9/2021 1:49 PM

Page 1 of 1

## 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		CAROLYN E CHESTER AND ESTATE OF CAROLYN E, CHESTER							R		
C/O JODY L BENTLEY		C/O KANDICE E. CHESTER									
1009 REVERE DR 897 KINGS V				DR.							
PENSACOLA, FL 32505	CON	WAY, S	C 29526	5							
			C/O KANDICE E. CHESTER C 2911 BUDDYS LN 2			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 PENSACOLA, FS				E E. CI S LN	HESTER			
C. 2'	AROLYN E CHESTER O KANDICE E. CHE 911 BUDDYS LN ENSACOLA, FL 3250						LYN E. CHEST	ROBERT WI 110 MANCH LELAND, NO		HESTER	LN LT 14
			ST GO\	LKINS WE'LL BUY LLC ANI OVERNMENT ST. 2686 KACHINA TRA , FL 32502 DACULA, GA 30019			AIL NE		IANSON		
	5359				JOHNSON ESCAMBIA COUNTY / COUNTY ATTORI TE DR 221 PALAFOX PLACE STE 430 AL 36587 PENSACOLA FL 32502			NEY			
	ESCAN 3363	SCAMBIA CENTRAL OFFICE COMPLEX				6400	IUNITY ( NORTH \ \COLA FI	v st			
		190					/ STATE OF F L CENTER 12	LORID	A		

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



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Ву:

#### 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.

COUNTRACT

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

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

9171 9690 0935 0127 1771 94

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

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

9171 9690 0935 0127 1771 25

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

9171 9690 0935 0127 1771 49

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

9171 9690 0935 0127 1771 87

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

9171 9690 0935 0127 1772 00

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

9171 9690 0935 0127 1771 18

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

9171 9690 0935 0127 1771 32

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

9171 9690 0935 0127 1771 56

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

9171 9690 0935 0127 1770 88

9171 9690 0935 0127 1771 01

#### 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.

**Post Property:** 

2911 BUDDYS LN 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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#### **Personal Services:**

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

COMPTROLL BY

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

Agency Number: 24-008911

1024-35

Document Number: ECSO24CIV029111NON

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

Rv:

R. REIN, CPS

Service Fee: Receipt No: \$40.00 BILL

#### WARNING

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#### **Personal Services:**

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

COMPT ROW

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

Agency Number: 24-008871

**Document Number:** ECSO24CIV029093NON

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, CPS

Service Fee: Receipt No: \$40.00 BILL

#### 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.

**Post Property:** 

2911 BUDDYS LN 32505



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

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

9171 9690 0935 0127 1771 94

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

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

9171 9690 0935 0127 1771 25

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

9171 9690 0935 0127 1771 49

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

conjuct,

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

9171 9690 0935 0127 1771 87

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

9171 9690 0935 0127 1772 00

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

9171 9690 0935 0127 1771 18

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

9171 9690 0935 0127 1771 32

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

9171 9690 0935 0127 1771 56

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

9171 9690 0935 0127 1770 88

9171 9690 0935 0127 1771 01

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





auadient FIRST-CLASS MAIL

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

BC: B2502583335 

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



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

#### CERTIFIED MAIL.





quadient FIRST-CLASS MAIL

LIVERABLE AS ADDR UNABLE TO FORWARD

BC: 32507583335 \*2538-90551-22-36 32502>5833<sup>F WO</sup> 32595-7691161

221 Palafox Place, Suite 110 Pensacola, FL 32502



CERTIFIED MAIL.

9171 9690 0935 0127 1772 00



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

32502>5833 32505-76Gi

DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

BC: 32502583335 \*2638-00840-22-36 

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



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

RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

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

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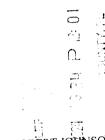
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UNABLE TO FORWARD 32502583335

\*2638-04933-22-37 

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



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



CERTIFIED MAIL...

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#### **PAM CHILDERS**

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



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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

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

## Cert # 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

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

#### **PAM CHILDERS**

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



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

# BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

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

#### Case # 2022 TD 002953 Sold Date 10/2/2024

Name ANITA MILLER

\$1,937.42	
\$65,947.78	
\$114.80	
\$0.00	
\$14.00	
\$476.00	
\$18.50	
\$10.00	
	\$65,947.78 \$114.80 \$0.00 \$14.00 \$476.00 \$18.50

Date	Docket	Desc	W 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
			1			<u> </u>

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		

About Us

FAQ

Contact Us Log Off

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65343

Anita Miller

\$ 68,000,00

# 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.

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.

NOTARY PUBLI

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

#### 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 ESCAMBIA COUNTY, FLORIDA Certificate No. 02953, issued the 1st day of June, A.D., 2022 has filed same in my office. By: Emily Hogg. and has made application for a tax deed to be Deputy Clerk Issued thereon. Said certificate embraces the following described property in the County of 4WR8/28-9/18TD Escambia, State of Florida, to wit:

BEG AT INTER OF S LI OF JACKSON ST AND WILL OF WIST SIALG WILL OF WIST 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, 32502. Telephone: Pensacola FL 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

PAM CHILDERS CLERK OF THE CIRCUIT COURT

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# 2024076134 10/4/2024 9:10 AM
OFF REC BK: 9213 PG: 1760 Doc Type: COM
Recording \$18.50

#### 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
WE'LL BUY LLC

JODY L. BENTLEY

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

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

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 WE'LL BUY LLC AND PATRICK C HANSON
221 EAST GOVERNMENT ST. 2686 KACHINA TRAIL NE
PENSACOLA, FL 32502 DACULA, GA 30019

ROBERT JOHNSON | ESCAMBIA COUNTY / COUNTY ATTORNEY | 5359 NATE DR | 221 PALAFOX PLACE STE 430 | WILMER, AL 36587 | 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:

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.

MALCOLM BALLINGER.

PUBLISHER FOR THE SUMMATION WEEKLY STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X<sub>1</sub> physical presence or [ ] online notarization, on 9/18/2024, by MALCOLM BALLINGER, who is pers nally known to me.

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

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, THAT CLERK OF THE CIRCUIT COURT ASSEMBLY TAX 56 LLC holds of Tax ESCAMBA COUNTY, FLORIDA ANNA, A.O., 2022 Tays find same in court. June, A.O., 2022 has filed same in my office. By: Emily Hogg and has made application for a tax deed to be. Deputy Clark Issued thereon. Sald certificate embraces the results mereon. Said ceremical emerados mer following described property in the County of 4WR8/28-9/18TD 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 RAW 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 8/10 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 084405000 (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 redoemed 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 Palatox Place Ste 110, Pensacola Ft. 32502. 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 Surganition 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

Pam Childers,

Clerk of Court and Comptroller Escambia County, Florida

Emily Hogg 221 Palafox Place

Pensacola, FL 32502

day of October, 2024, before me personally appeared

Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and

acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned

Witness my hand and office seal date aforesaid

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



## 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



## 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

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.

Country

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

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



## 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

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.

COUNTY DO

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

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



## 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

JODY L. BENTLEY 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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Dated this 7th day of October 2024.

ESCAMBIA COUNTY

Deputy Clerk

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



## 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 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.

COUNT

ESCAMBIA COUNTY CLERK OF COURT

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

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



## 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

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.

( TAB

ESCAMBIA COUNTY CLERK OF COURT

**Deputy Clerk** 

By:

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



## 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.

COMPT DE LA COMPT

ESCAMBIA COUNTY CLERK OF COURT.

Deputy Clerk

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



## 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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Dated this 7th day of October 2024.

ESCAMBIA COUNTA

Deputy Clerk

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



## 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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Dated this 7th day of October 2024.

COUNTY

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

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



## 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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Dated this 7th day of October 2024.

COUNTRAD

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

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

(850) 595-3793



## 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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Dated this 7th day of October 2024.

( Tours

ESCAMBIA GOUNTY CLÈRK OF COURT

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

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



## 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:

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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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



## 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

**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:

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 COUNT

Deputy Clerk

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

	0.002 TD 000957
Tax Certificate #	2022 TD 002953
Account #	064405000
Property Owner	Est of Carolyn E Chester
Property Address	2911 Buddys LA
COLD TO:	J
Anita Miller \$68,0	00.00
Disbursed to/for:	Amount Pd: Balance:
Recording Fees (from TXD receipt)	\$ 504.50 / \$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$1006.721 \$
Tax Collector Fee (from redeem screen)	\$ 6.25 \( \)
Certificate holder/taxes & app fees	\$1,981.17,
Refund High Bidder unused sheriff fees	\$ 40.00 / \$
Additional taxes	\$ 64,941.06
Postage final notices	\$ 90.20 \$
CODE ENF	\$ 8219.00 \$ 56,631.86
	\$
	\$ \$
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN	BENCHMARKIIIIIIIIIIIIII
Lien Information:	
	Due \$ 9219.00
COPE ENF 8417/1838 2016	XL10(034 Paid \$ 87,19.00
TOTAL SACRET	Due \$
151 01 10	Paid \$
A LIEU ROBERT UEDUJOH	Due \$ Paid \$
	Due \$
(X)DOED PUBERT WILL C	TOMUSON Paid \$
	Due \$
DOES WIT ADDREST TO	BE SAME Paid \$
The state of the s	Due \$1
	Paid\$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Notes:
Post sale process:	DEED WA
Tax Deed Results Report to Tax Collector	Y PATRICK Hanson to
Print Deed/Send to Admin for signature	
Request check for recording fees/doc stamps	y JODY Barriey
Request check for Clerk Registry fee/fee due clerk	DEED WID
Request check for Tax Collector fee (\$6.25 etc) Request check for certificate holder refund/taxes & app fees	V promision milian
Request check for any unused sheriff fees to high bidder	PUBERT WIN JOHNON &
Brink Final nations to all liambaldars/ourners	EST OF C. CHESTON
Request check for postage fees for final notices	OHEOR TO
Determine government liens of record/ amounts due	Wen Buylle
Record Tax Deed/Certificate of Mailing	74)
Copy of Deed for file and to Tax Collector	parrior manon
N. 0 -	al ANN
I NAS	
M	ONOES



# ESCAMBIA COUNTY, FLORIDA

#### CODE ENFORCEMENT LIEN PAYOFF

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

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

Official Records Book: 8417

Page: 1838

View Image

Start Date 04/01/2021

13

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			
	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

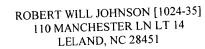


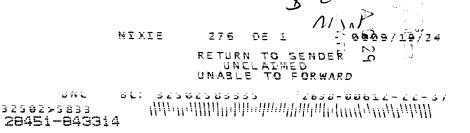
Clerk of the Circuit Court & Comptroller Official Records 221 Palafox Place, Suite 110 Pensacola, FL 32502



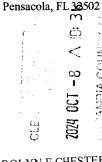
CERTIFIED MAIL.







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

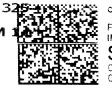


CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CHESTER [1024-35] C/O KANDICE E. CHESTER 897 KINGS WOOD DR. CONWAY, SC 29526



CERTIFIED MAIL.

9171 9690 0935 0127 1771 63



quadient FIRST-CLASS MAIL

0010/04/24

08/22/2024 ZIP 32502 043M31219251

NIXIE

TO SENDER

TO FORWARD

UNC

BC: 32502583335 \*2638-04516-22-37 

## CERTIFIED MAIL.

#### Pam Childers

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Clerk of the Circuit Court & Compt Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502



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quadient FIRST-CLASS MAIL

0010/13/24

NIXIE

CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CH C/O KANDICE E. CHESTER 2911 BUDDYS LN

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

PENSACOLA, FL 32505

32505-750iii

SENDER VACANT UNABLE TO FORWARD

BC: 32502583335 \*2638-02639-07-38 



9171 9690 0935 0128 2963 20



quadient FIRST-CLASS MAIL \$008.16<sup>9</sup>

BC: 32502503335

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ROBERT WILL JOHNSON
C/O KANDICE E. CHESTER
2911 BUDDYS LN
PENSACOLA, FL 32505
Tax Deed File # 1024-35

Certificate # 02953 of 2022

**Pam Childers** 

Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502

VAL

8010/13/24 KETUKN TO SENDER UNABLE TO FORWARD

\*2638-03453-07-38

32502>5833 32505-7602

Pensacola, FL 32502

Clerk of the Circuit Court & Comptr-Official Records 221 Palafox Place, Suite 110

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

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





CERTIFIED MAIL...



COLA FL 2024 PM

quadient

FIRST CLASS MAIL

NIXIE

RETURN TO SENDER UNABLE TO FORWARD

A.C.

50: 32302383333 

\*2538-62565-67-38

32502>5833 32505-7602

0010/13/24

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2024078245 10/14/2024 12:38 PM OFF REC BK: 9217 PG: 712 Doc Type: ROL

#### 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

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

**COUNTY OF ESCAMBIA** 

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

Given under my hand and official seal this 14th day of October, 2024.

**PAM CHILDERS** 

CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY, FLORIDA

Deputy Clerk

Prepared by Pam Childers Clerk of the Circuit Court

## 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	<b>Prior Paid</b>	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	ОК	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 # 07953 of 20 ZZ Sale Date: OCTOBBELZ, 2024 Property Address: 2911 Buddy 5 Lans 32505

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder. Claimant's Name: John L. WIKINS Contact Name, if Applicable: 221 G. GOVERNHANT ST. P.CO.A, FL32502 Address: Telephone Number: Email Address: ☐Lienholder ☐Titleholder ☐ Other I am a (check one): Select ONE: I claim surplus proceeds resulting from the above tax deed sale. 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: 4/27/200 Book #: 6594 Page #: 1596
Lien Amount: Book #: Page #: Lien Amount: Amount Due: Lien Amount: Amount Due: \*\*Include additional sheet if needed: 2. <u>TITLEHOLDER INFORMATION</u> (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:

10hwlws ZZI EAST Government of the 32507

4. I hereby swear or affirm that all of the above information is true and correct. Signature of Claimant: X STATE OF FISCA A
COUNTY OF COSCA A JOANNE RAUSCH Signature Notary Public, State of Florida Notary Public-State of Florida JOanne Commission # HH 136242 Print Commissioned Name of Notary Public My Commission Expires roduced identification Type of Identification Produced

221 E, Calera MEST ST. PENSACOMA, FL 32502

10 OCT 2024 PM 2 L

PENSACOLA FL 325

If you choose we were over all, please mail da ESCAMBIA CLERK OF CIRCUIT CORRET

USPS is ri

ESCAMBIA COUNTY, FL 

ZZI PALAFOX PLACE

32502-583675

SUITE 110, PENSACOWA, FL 32502

STITICATEANO ALARADO CTAR

# Mylinda 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**

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

Attorneys:

R. Glenn Arnold

8-8-18

John (Jack) L. Wilkins

Telephone:

Pensacola:

Milton:

## **CLIENT CONSULTATION FORM**

Today's Date:	0 00		
How you found our fi	rm?		
VTelephone Book	Internet	News Journal	AdOth
Name: Ro	boxt James	Johnson	Home:
Address: 53	59 late R	og d	Work:
(apt. #) City/State/Zip	William E	la bama	Cell: Other:
Emergency Contact P		la wt	tarris



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.

DATE OF AUCTION:

10/2/2024

TAX ACCOUNT NO:

06-4405-000

CERT NO: FILE NO: 2022 TD 02953 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

Claim from Recovery Agents on behalf of Jody Bentley

CONCERNS:

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

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

<u>CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE</u>
\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.

	afox Place, Ste 110, Per	asacola, Florida 32502	
Tax De	ed Account # 2022 Td 0029	253 Certificate # 02953 of 20 24 Sale Date: 10/2/2024	
	y Address: 2911 Buddys Ln		
		must pay all valid liens before distributing surplus funds to a titleholder.	
	nt'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	s:	2401 East Atlantic Blvd., Ste. 400, Pompano Beach, FL 33062	
	one Number:	954-633-5846	
Email A	Address:	Paralegal@therecoveryagents.com	
	I am a (check one):	□Lienholder □ Other	
Select (	ONE:		
x	I claim surplus proceed	s resulting from the above tax deed sale.	
	I am NOT making a cla	im and waive any claim I might have to the surplus	
	funds on this tax deed s	ale.	
1.	LIENHOLDER INFOR	MATION (Complete if claim is based on a lien against the sold property.)	
		☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;	
		nment lien;   Other	
	Recording Date	Book #: Page #: Amount Due: Book #: Page #:	
	Lien Amount:	Amount Due:	
	Recording Date	Book #: Page #:	
	Lien Amount:	Amount Due:	
	**Include additional sh		
2.	TITLEHOLDER INFO	RMATION (Complete if claim is based on title formerly held on sold property.)	
		☐ Deed; ☐ Court Judgment; ☐ Other, explain below	
	Recording Date	e: 4/7/2022 Book #: 8735 Page #: 1207	
	Amount of surp	olus tax deed sale proceeds claimed: \$_65,933.78	
_		older claim the subject property was homestead property: No	
3.		y 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 affu	m that all of the above information is true and correct.	
a	sau.	4	4
_	re of Claimant	Notary Public State of Florida	a
Print: Ja	acob Babins, President, The Reco	Yery Agents LLC  Raissa S Evans  My Commission HH 399493	
	OF 64 11	Expires 5/17/2027	•
	OF Florida'		_
COUNT	YOF Broward	warm to an efficiency and six and before weathing III days of Act to the soul	
	going instrument was s	worn to or affirmed and signed before me this 14 day of <u>October 2127</u> by	
Jaco	b Babins	, who is personally know to me or has produced identification and who did take an oath.	
Notary 1	Public Raisso	Evans Commission Expires: 5/17/2027	

<u>CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE</u>
\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: <u>Eseamb</u> 221 Palafox Place, Ste 110, Pen	oia Clerk of the Circuit Court, Tax Deed Division, sacola, Florida 32502	
Property Address: 2911 Buddys Ln		<u> </u>
Note: The Clerk of the Court is Claimant's Name:	must pay all valid liens before distributing surplus fun- Jody L. Bentley	ds to a titleholder.
Contact Name, if Applicable:	c/o Paralegal Team of The Recovery Agents LLC	
Address:	2401 East Atlantic Blvd., Ste. 400, Pompano Beach, FL 33062	
Email Address:	paralegal@therecoveryagents.com	
I am a (check one):	□Lienholder ☑ Titleholder □ Other	
Select ONE:		
	s resulting from the above tax deed sale.	
	im and waive any claim I might have to the surplus	
Type of Lien: ☐ ☐ Goveren	MATION (Complete if claim is based on a lien against th  Mortgage; □Court Judgment; □Condo/HSA lien;  ment lien; □ Other	ne sold property.)
Recording Date	Book #: Page #:	
Lien Amount:	Amount Due:	
Recording Date	Amount Due: :: Book #: Page #:	
Lien Amount: _	Amount Due:	
**Include additional sho		
Nature of Title:	RMATION (Complete if claim is based on title formerly l  ☑ Deed; ☐ Court Judgment; ☐ Other, explain below	held on sold property.)
	2: 04/07/2022 Book #: 8735 Page #: 1207	
	olus tax decd sale proceeds claimed: \$65.933.78	no
	older claim the subject property was homestead property: y surplus funds due me be payable to and mailed to:	
The Recovery Agents LLC Fi	BO: Jody Bentley 2401 E Atlantic Blvd STE 400 Pompano Beach FL	33062
	rm that all of the above information is true and correct	t.
Signature of Claimant:	1 Bener	Y Pur.
Print: 10-03-Jozy STATE OF Florida		TAMECHIA NEDDS  Commission # HH 319061  Expires October 14, 2026
COUNTY OF Escumbia	· FOF	2024
The foregoing instrument was so Jody L. Bentley Fr. Bywer Land		y of <u>Cobov</u> , by
Notary Public	Commission Expires: L	6-14-2026



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

inis AGREEMENI ( Agreement ) is ent	ered into by and between	ouy L. Benney
("Assignor") and The Recovery Agents, LLC, a F	Florida limited liability compai	ny ("Assignee") with
a principal place of business at 2401 $\hbox{\rm E}$ Atlantic $\hbox{\rm E}$	Blvd Ste. 400, Pompano Beach,	FL 33062.
REC	CITALS:	
WHEREAS, Assignor is a legal titleholde	er of record of such real proper	ty or a beneficiary or
heir at law of such a titleholder of that certain re	eal property located at:	
2911 Buddys Ln. Pensacola FL 32505	cituata 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.
- 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 acknowle	dges and a	grees that Assi	gnee made the f	following d	isclosures to A	ssignor

- 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

Date: 10-03-2024

State of FLORIDA County of Escando Title: President

Date: [0/3/24

Name: Jacob Babins

By: Jacob Babins

Sworn to (or affirmed) and subscribed before me by means of Exphysical presence or 1 online notarization, this 3 day of October 2024 by Jody L Burtley and who I is personally known to me or who

produced a PL Orivers homas identification

Jamedua Neddy

TAMECHIA NEDDS Commission # HH 319961 Expires October 14, 2026

Recorded in Public Records 3/7/2022 8:06 AM OR Book 8735 Page 1207, Instrument #2022022772, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$17.50

> 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 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.

Witness: Stage 69

STATE OF Florida
COUNTY OF ESCAM DIA

Signed, sealed and delivered in our presence:

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 5 day of 10, 2022, by Patrick C. Hanson who is/are personally known to me or who has produced 5 DC as identification.

Notary Public, State and County Aforesaid

Notary Public Print Name: Suran Collean Duke Tay lu

My Commission Expires: Sept 23, 2022

(NOTARY SEAL)

SUSAN COLLEEN DUKE TAYLOR Notary Public - State of Fiorida Commission # GG 243584 My Comm. Expires Sep 22, 2022 Bonded through National Notary Assn. BK: 8735 PG: 1209 Last Page

#### **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, 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

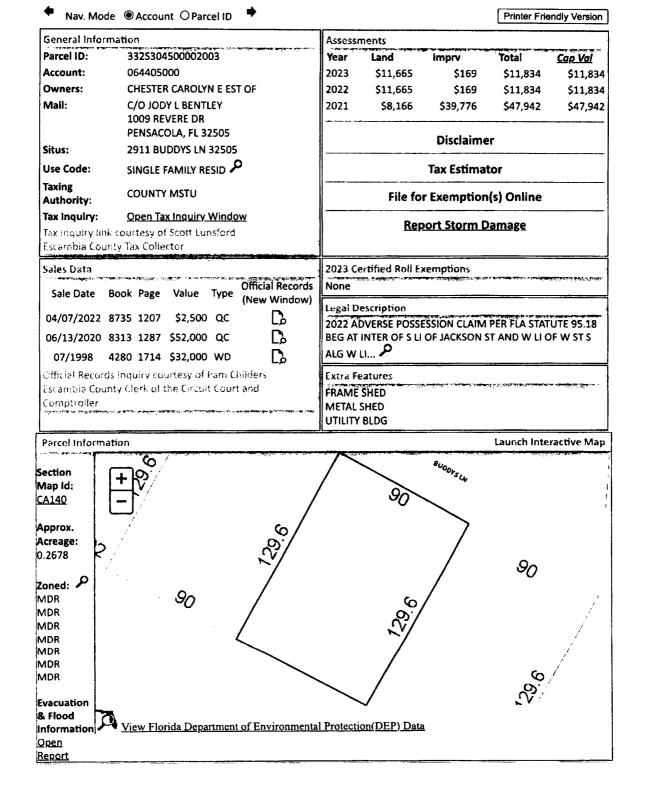


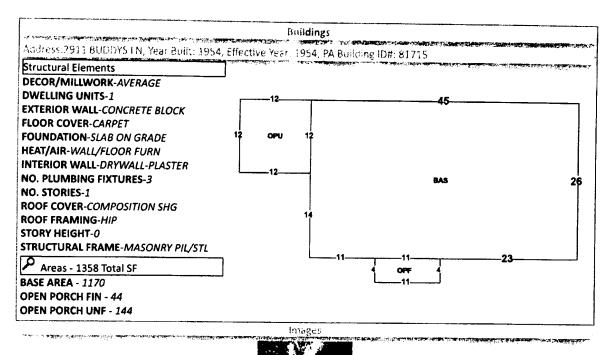
**Real Estate Search** 

**Tangible Property Search** 

Sale List

Back





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

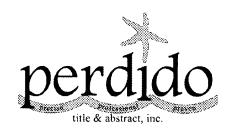
#### **Annual Reports**

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

Hill stall and it timent of State discovered to the regions



#### PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFO	RD, ESCAMBIA COUNTY	TAX COLLECTOR		
TAX ACCOUNT	#: 06-4405-000	CERTIFICATE #:	2022-2	953
REPORT IS LIMI	NOT TITLE INSURANCE TED TO THE PERSON(S) I REPORT AS THE RECIPIE	EXPRESSLY IDENTIFIED	BY NAME IN TH	E PROPERTY
listing of the owne tax information and encumbrances reco title to said land as	ort prepared in accordance with the prepared in accordance with the prepared of the land design of a listing and copies of all orded in the Official Record listed on page 2 herein. It is seed. If a copy of any documentally.	scribed herein together with open or unsatisfied leases, mo Books of Escambia County, s the responsibility of the par	current and delinque ortgages, judgment. Florida that appear ty named above to	ent ad valorem s and to encumber the verify receipt of
and mineral or any encroachments, ov	bject to: Current year taxes; subsurface rights of any kin erlaps, boundary line dispute ion of the premises.	d or nature; easements, restr	ictions and covenar	nts of record;
	not insure or guarantee the va nsurance policy, an opinion o			
Use of the term "R	eport" herein refers to the Pr	roperty Information Report a	nd the documents a	attached hereto.
Period Searched:	June 5, 2004 to and in	ncluding June 5, 2024	Abstractor:	Vicki Campbell
BY				
Malalyh	le!			

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 or John L. Wilkins recorded 4/27/2010 OR 6584/1596
- c. Civil Lien in favor or 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 persons, firms, and/or agencies having legal interest in referenced tax sale certificate is being submitted as pro YES NO  Notify City of Pensacola, P.O. Box 1291 Notify Escambia County, 190 Government	or claim against the above-described property. The above- per notification of tax deed sale.  0, 32521
Homestead for 2023 tax year.	
CAROLYN E CHESTER AND ESTATE OF CAROLYN E. CHESTER C/O KANDICE E. CHESTER 897 KINGSWOOD DR.	ROBERT WILL JOHNSON 110 MANCHESTER LN LT 14 LELAND, NC 28451
CONWAY, SC 29526	JOHN L. WILKINS
JODY L. BENTLEY	221 EAST GOVERNMENT ST.
WE'LL BUY LLC AND	PENSACOLA, FL 32502
PATRICK C. HANSON	
ROBERT WILL JOHNSON	WE'LL BUY LLC AND
CAROLYN E CHESTER AND	PATRICK C HANSON
ESTATE OF CAROLYN E. CHESTER	2686 KACHINA TRAIL NE
C/O KANDICE E. CHESTER	DACULA, GA 30019
2911 BUDDYS LN	
PENSACOLA, FL 32505	ROBERT JOHNSON 5359 NATE DR
ESCAMBIA COUNTY CODE ENFORCEMENT	WILMER, AL 36587
3363 W PARK PL	
PENSACOLA, FL 32505	ESCAMBIA COUNTY DEPARTMENT OF COMMUNITY CORRECTIONS
JODY L BENTLEY	2251 N. PALAFOX ST.
1009 REVEVE DR.,	PENSACOLA, FL 32501
PENSACOLA, FL. 32505	

Certified and delivered to Escambia County Tax Collector, this  $6^{\rm th}$  day of June, 2024. PERDIDO TITLE & ABSTRACT, INC.

Malphel

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)

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

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

6.00

#### This Warranty Deed

day of Made this 9th 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

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:

eneva Geneva Franklin, DONNA I Berylena June Brown Attorney in Fact Helen Maxine Ziebarth, Berylena June Brown, as Attorney in Fact LS Name & Address

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 9th day of July

. 19 **98** 

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.

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. Evo. CC 401036

ude & Saller

WD-I 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 P61716 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 Herk 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 SELLED (SV

Witness to Seller(s

Berviena June Brown

Seneva Franklin

IVED(C).

Constant

Witness to Buyer(s)

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

Syptom 2686 Kindlig train. F. This space for recorder use only. Parcel ID#: Quit Claim Deed June This QUIT CLAIM DEED, made this 13th 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 2686 Kachina Trail NE Dacula, Ga 30019 whose address is hereinafter called the Grantee: (Whereever 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

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: ine as to First Grantor Robert Will Johnson Printed Name of Grantor 110 Manchester Ln lot 14 Leland, NC 28451 Post Office Address Witness Signature as to First Grantor Signature of Grantor Printed Name Printed Name of Grantor Post Office Address Witness Signature as to First Grantor Printed Name STATE OF Florida COUNTY OF Escambia Swom to, Subscribed and Acknowledged before me by means of ( ) physical presence or ( ) online notarization, on this 13th day of Sun & 20 10 by Hobert Will Sohnson, who ( ) is personally known to me or ) produced identification Notary Public **NOTARY SEAL** Mae R Singletary NOTARY PUBLIC **New Hanover County** 

North Carolina

My Commission Expires

July 26, 2023

Recorded in Public Records 3/7/2022 8:06 AM OR Book 8735 Page 1207, Instrument #2022022772, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$17.50

> 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.

STATE OF Flor 10

Signed, sealed and delivered in our presence:

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 5 day of 100, 2022, by Patrick C. Hanson who is/are personally known to me or who has produced 5.4 DC as identification.

Notary Public, State and County Aforesaid

Notary Public Print Name: Swan Colleon Duke Tay lu My Commission Expires: Sept 20, 2022

(NOTARY SEAL)

SUSAN COLLEEN DUKE TAYLOR Notary Public - State of Florida Commission # GG 243584 My Comm. Expires Sep 22, 2022 Bonded through National Notary Assn.

#### **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, a distance of 90.0 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

#### Mylinda Johnson (COC)

From:

Mylinda 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.



#### 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.

Sent: Tuesday, October 22, 2024 8:50 AM

To: Mylinda 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



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) < EHOGG@escambiaclerk.com >

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

Good afternoon,

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I plan to reach out to the Property Appraiser's office for more information this week. The property was in C/O Jody Bentley.

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

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Escambia County Clerk of the Circuit Court
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#### **Mylinda Johnson (COC)**

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

**Sent:** Friday, October 25, 2024 10:52 AM

To: Mylinda 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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Until the estate is probated establishing Robert Johnson as an heir, there is no clear transfer of title.



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

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Good morning,

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I will be keeping an eye for your next email.

Thank you,

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





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

Mylinda



#### Mylinda Johnson

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

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www.EscambiaClerk.com

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From:

Paralegal The Recovery Agents <paralegal@therecoveryagents.com>

Sent:

Monday, March 17, 2025 9:58 AM

To:

Mylinda Johnson (COC)

Cc:

Emily Hogg (COC)

Subject:

[EXTERNAL]RE: [EXTERNAL]RE: [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,

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



From: Mylinda 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.



#### Mylinda Johnson

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

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Escambia County Clerk of the Circuit Court
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Raissa@therecoveryagents.com
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Operations Supervisor 850-595-4813 mjohnson@escambiaclerk.com

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Escambia County Clerk of the Circuit Court
& Comptroller
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I will be keeping an eye for your next email.

Thank you,

Raissa Evans

## Paralegal Raissa@therecoveryagents.com www.therecoveryagents.com



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Mylinda



Mylinda Johnson
Operations Supervisor

850-595-4813

miohnson@escambiaclerk.com

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





IS COLA FL

FIRST-CLASS MAIL

9010/13/24



ROBERT JOHNSON 5359 NATE DR WILMER, AL 36587

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



NIXIE

32502583333 \*2638-02433-07-38 

32502>5833 36587-782959

Clerk of the Circuit Court & Comptrol Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502

JODY L. BENTLEY

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

Tax Deed File # 1024-35



9171 9690 0935 0128 2960 30



quadient FIRST-CLASS MAIL

8818/15/24

10/07/2024 ZIP 32502 043M31219251

**20**24 PM

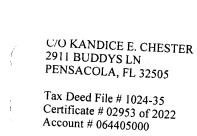


UNABLE TO FORWARD

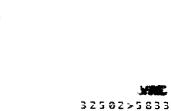
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3322559022>>55863333 32505-760111

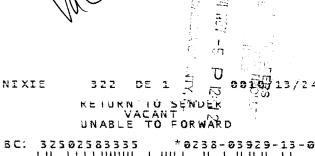




Official Records 221 Palafox Place, Suite 110 Pensacola, FL 32502



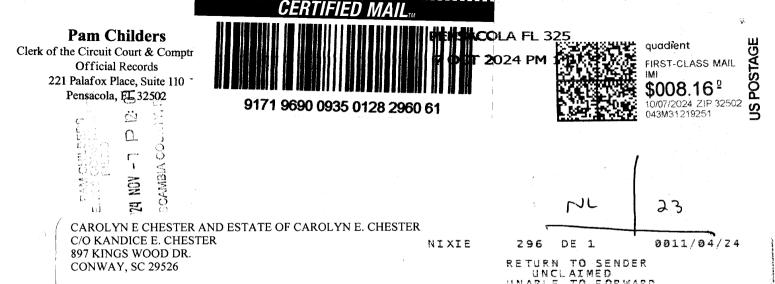
32505-760111





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

28451-84331





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 Contact name if claimant is not an individua		20011 Combon, Deneti	7
Address* 901 Northpoint Pkwy Ste. 310		State FI.	7in Code 33407
Phone Number: 561-249-1931			sset.contact@gmail.com
Tax Deed Number: 2022-002953	- <del></del>	e of Sale (If know	
☐ I am not making a claim and waive an		`	
✓ I am claiming surplus proceeds resulti			
1. LIENHOLDER INFORMATION A. Type of Lien: Mortgage			• • •
Other, Describe in detail:			
If your lien is recorded in the Bay County O	official Records list the fo	llowing if known	3.
Recording date; In		-	
B. Original Amount of Lien \$		, boo	1 age #
C. Amount Remaining Due (include			,
2. TITLEHOLDER INFORMATIO			•
A. Nature of Title: Deed; \	•		1 1 2/
Summary of Administration will be prov		mer (deserree in d	ctair).
Recording date 07/14/1998 ; In	strument # 98-501827	; Boo	k # 4280 Page # 1714
B. Amount of surplus tax sale proc		<del> </del>	
C. Do you claim this property was		ne of the sale?	YES ✓ NO
3. I request that payment of any surplu			
and such payment be mailed to either		1 •	
4. I hereby swear that all of the abov			
Date: 12/9/2024		//	
	<del></del>	Claimant S	signature Jeffrey Pain
STATE OF <u>FLORIDA</u>			3 0211193 1241
COUNTY OF <u>PALM BEACH</u>		_	
Sworn to and subscribed before me on this	day of Novem	ser .	, 20 <u><b>24</b></u> by
Jeffrey Paine		$( \cap$	0
Date: 12/9/24		ia Pa	errist
	NOTARY P	UBLIC or DEPU	ΓY CLERK
	Gine	Parrie	SH
	[Print, Type.	, or stamp commis	ssioned name of notary]
Personally Known			All and the second seco
Produced Identification		or stamp commis	STADIO
Type of Identification Produced		ggggtt , ee · M	MAY A COLUMN
*This is where payment will be mailed		MY C	04.
		S CAPIRE	OMMISSION
		<b>建</b> 送	OMMISSION TORIOR SISTEMATION
			TORIDA
		THE NUME	ED HH 43 Junior
		THE PERSON NAMED IN	annuming.

Sale Date: 10/2/2024

Surplus: \$ 65,934

County: Escambia Tax Deed No: 2022-002953

THIS AGREEMENT, made and entered into this
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 Octobes 2024, by Daniel Maurice Johnson, who is personally known to me or who has produced or ivers license as identification.  Annette Gadsden-Smith Notary Public furnette days den Smith Notary Public Durham County, NC Print Name: In the Cradsden-Smith Notary Public Print Name: In the Cradsden Smith Name: In the Cradsden Smit

My Commission Expires April 07, 2027

County:	Esc	eambia	Tax Deed No:	2022-002953	Sale Date:	10/2/2024	Surplus: \$	65,934
Johnson Recover Florida,	, Ben y, LL 3340	eficiary, ("AC, or assign 7, for and in	Assignor"), who ns ("Assignee"), n consideration o	se address is 16 whose address i	day of C Mary's Lane, Lis s 901 Northpoint 0 and other good s follows:	ittle River, SC Parkway, Su	C <b>29566</b> , and J lite <b>310, Wes</b> t l	upiter Asset Palm Beach,
assigned Assigned available	or othe that e for description	herwise relir Surplus Fur lisbursement	nquished any remainds in the appropriate from the Clerk	ainder interest in ximate amount of Court, Escam	in the above-style or to the proceeds of \$65,934 may be bia County, Floridle, and interest in	of said sale. Ase due and owing la, as the resul	ssignor has been ng to Assignor; t of the caption	informed by and may be ed Tax Deed
2.	In exe	ecuting this a	ssignment, Assig	nor has been info	ormed by the Assig	nee that:		
	a.	grants, barg assigns, any	gains, sells, and y and all right, tit	assigns, fully an	or Assignor's intered irrevocably, to a and to all such surrenced case.	Assignee, Jupit	ter Asset Recov	ery, LLC. or
	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. except in			into this Agreer	nent intending to	be legally bound	thereby and ma	ay not be altered	d or amended
4.	Assig	nor makes th	ne above represer	tations under oat	h and under penalty	y of perjury.		
Fur	ther A	Affiant Saye	th Not.					
					Dobout	-14/1	<b>#</b>	
					Kobert	Will Jonnson		
		OUTH CAR HORRY	ROLINA			/	/	
notarizat	THE ion th W wh	FOREGOIN is <u>3</u> // o has produc	day of Octobed Led	as acknowledged Obey 5 Cicensl	before me by m  2024, by Robert as identification.	eans of <b>D</b> /ph	ysical presence , who ☐ is perso	or □ online onally known
		Notary Pub My Co	LENE BARAT lic - State of South Commission Expir une 16, 2033	arelina 🟲	Notary Public: Print Name:	Arlen	ne Bar e Ber	at



Ryan Shirley To:

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

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, 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

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From:

Ryan Shirley <rshirley@ryanslaw.net>

Sent:

Friday, August 22, 2025 3:58 PM

To:

Mylinda 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 Mylinda 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,

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.

From: Sent: To: Cc: Subject:	Jupiter Asset Recovery < jupiterasset.contact@gmail.com > Thursday, September 4, 2025 9:35 AM Mylinda Johnson (COC) Emily Hogg (COC); Shannon Suarez (COC) [EXTERNAL]Re: 2022 TD 02953 / EST OF CAROLYN CHESTER
<b>WARNING!</b> This email origon recognize the sender a	inated from an outside network. <b>DO NOT CLICK</b> links or attachments unless nd know the content is safe.
Yes, we are working on the deceased and we will do h Kezhane and Kadarvya are	Estate of Harold Chester. His only heir was Kandice Ashley, who is also er probate as well. Columbus Ashley is Kandice's surviving spouse, and her children.
We are also working on the and Robert Johnson.	Estate of Joyce Larkin. The two beneficiaries of her estate are Daniel Johnson
On Tue, Sep 2, 2025 at 9:1	AM Mylinda Johnson (COC) < MJOHNSON@escambiaclerk.com > wrote:
Good morning,	
	ehalf of Kezhane Chester, Kadarvya Chester, Columbus Ashley and Paul O. Chester. 9/22/2025, payable to Jupiter Asset on behalf of Paul O. Chester (probate order for th 025 CP 000262).
	e 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

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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

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Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
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August 26, 2025

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

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

The state of the s

•	County: Escambia Tox D. L. County: Escambia				
County:	Escambia	Tax Dead No.	2000		TRUCEEDS
		Tax Deed No:	2022-002953 Sale Da	te: 10/2/2024	_
7	THIS ACDEERS	3 ton		10/2/2024	Surplus: \$ 65.934
Chester.	Beneficiary /	INI, made and	entered into this 14.		Surplus: \$ 65,934
Recovery	LLC or assistant	signor"), whose	address is 1112 N X	of July	2025 hotaus ve
Florida, 3	3407 for and in	("Assignee"), v	hose address is on November	t, Pensacola, F	L 32501, and Jupiter Asset uite 310, West Palm Beach, consideration the arms.
sufficiency	Of which is horse	onsideration of	the sum of \$10 and other	int Parkway, S	uite 310. West Del
·	TO THE TO	acknowledged,	hereby agree of full other go	od and valuable	consideration of Falm Beach,
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assigned, o	r otherwise relingu	ges that she ha	s an interest in the above	. 1 . 1 .	ase, and has not transferred, ssignor has been informed by
Assignee th	hat Surplus Funds	ished any remain	der interest in or to the proper	yled tax deed c	ase, and has not transformed
available fo	or disbursement fro	m the Classic	nate amount of \$65.934 may	us of said sale. A	ssignor has been informed by
Sale. Assi	gnor hereby transf	ers and	Court, Escambia County Flo	ide and owi	ase, and has not transferred, ssignor has been informed by ng to Assignor; and may be t of the cantinged T.
Assignee.	J == 411.151	ers and assigns	all rights, title, and interest	in the above	asc, and has not transferred, ssignor has been informed by ng to Assignor; and may be t of the captioned Tax Deed erenced tax deed and
<b>a</b> -				in the above ref	ng to Assignor; and may be to f the captioned Tax Deed erenced tax deed surplus to
2. In e	executing this assign	nment Assian	hant .		pius to
		Massignor	has been informed by the Ass	gnee that:	
a.					
	grants, bargains	, sells, and acci	ne a claim for Assignor's inte	est in the committee	2
	assigns, any and	all right, title a	ile a claim for Assignor's integrs, fully and irrevocably, to d interest in and to all such such above-referenced.	Assignee Insie	proceeds. Assignor hereby
	the Court, as ma	y be due from th	d interest in and to all such su above-referenced case.	rplus funds curre	atty half I
b.			Teleficed case	_	"" I HE WE REGISTER OF
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	advised to seek the	ne counsel of the	ir own attorney, and has chose	ney prior to exec	Cuting this again.
c.	Thoday		a own attorney, and has chose	not to obtain the	e services of annual was
C.	hinding	and the payment	of any costs include		services of any attorney.
	binding, agreeme	nt.	of any costs, including attorne	y's fees, is contro	olled by a separate 1
d.	Assignes :-				a separate, legally
	licensed to	n attorney, is n	ot representing to have special attorney will be hired to have		
	necessary.	ce law. A licens	ed attorney will be hired to	l legal knowledg	ge to Assignor and is not
3. Both I	Parties enter into 41	is A am-	tending to be legally bound th		
except in writin	g.	as Agreement in	tending to be legally bound the	ereby and	
			o -, count u	cicuy and may n	ot be altered or amended
4. Assign	or makes the above	renrece-4-4	under oath and under penalty		
		representations	under oath and under penalty	f periury	
Further Af	fiant Sayeth Not.		r turiy	- perjury.	
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STATE OF THE	·		Kezhane	hester	Joseph Land
STATE OF FLO	)RIDA				
COUNTY OF E	SCAMBIA				
Tritin	·				
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notarization, this	14 day of	July	medged before me by mean	of physical	presence or 🗀 - "
me or who has	produced Flan	A DC:	2025, by Kezhane	Chester, who	is personally 1
	- real v	CIT VICIVES	wledged before me by mean 2025, by Kezhane Lcca's identification.	,	is personally known to
.ATARY 40.	LINDA ZIMMERA	UN-STACKS	No.	/ A	- & Innerman-Stacks
	Notary Public		Notary Public	12	- 2
	State of Florida		Duine NT	_	
	Comm# HH415		rimi Name: $Lr$	dm Zin	imerman Starke
WCE 1918	Expires 9/11/20	27			5,40.3

		TATELAI OF IN	TEREST IN TA	AY DEED	37		
County	: Escambia			TY DEED S	<b>URPLUS P</b>	ROCEEDS	
		140,	2022-002953	Sale Date.	10/2/2024		
	THIS ACRES	•		- Juic,	10/2/2024	Surplus: \$ 6	55 934
Chester	Renoficia	MENT, made and	entered into this diddress is 923 SE 16 whose address is 900 the sum of \$10 and	uth -	<b>-</b> ,	- ' '	~~,> <b>34</b>
Recover	belleficiary, ("	Assignor"), whose	address is 923 SE 16 whose address is 90 the sum of \$10 and hereby agree as follows:	day of s	ulu		
Florida	y, LLC, or assi	gns ("Assignee")	thanks 18 923 SE 16	2nd Ave., #923	Portland	, 2025, between	Kadaryya
ante.	33407, for and	in consideration of	duse address is 90	Northnoint	Post-	R 97233, and Ju	Diter Assot
sufficienc	cy of which is he	reby acknowledge	the sum of \$10 and	other good a	Tarkway, Suit	te 310, West Pa	Im Roach
		-5 domiowiedged,	whose address is 90; the sum of \$10 and hereby agree as follows:	ows.	nd valuable con	nsideration, the r	receipt au 1
1. 7	Assignor acknow	ledges de la	an interest in the ader interest in or to pate amount of \$65	- 115.		, 110 1	eccipt and
assigned,	or otherwise reli	native that he has	an interest in the ader interest in or to nate amount of \$65 Court, Escambia Co				
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available	for dishuran-	ids in the approxim	tate amount of eco	me proceeds of	f said sale. Assi	onor hos t	ansferred,
Sale. Ass	signor hand	from the Clerk of	Court Ecombi a	,934 <i>may</i> be c	due and owing	to A ani	formed by
Assignee	regular nereby tra	ansfers and assigns	ander interest in the order interest in or to nate amount of \$65 Court, Escambia Court, Escamb	ounty, Florida,	as the result of	Assignor; and	d may be
		8	nate amount of \$65 Court, Escambia Co all rights, title, and	interest in th	le above refere	the captioned	Tax Deed
Э т					apove lefets	enced tax deed s	surplus to
Z. In	executing this as	Ssignment Again					1 -40 10
		Sament, Assignor	has been informed b	ov the Assign			
a.	Assignor ha	thol- 1 · .	ile a claim for Assiggns, fully and irrevold interest in and to	of the Assignee	that:		
	grants here	the legal right to f	ile a claim for Assiggns, fully and irrevold interest in and to a above-referenced	mow?= : .			
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	me Court, as	may be due from th	e above-referent	all such surplus	s funds currentl	v hold by the	LLC. or
L			- Torordiced (	ase		y me ka	gistry of
b.	Trastritor had	tho make 1					
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		are counsel of the	nd time to consult wiir own attorney, and	has chosen no	prior to execut	ing this assignme	ent. was
c.	The distributi	on and d	ir own attorney, and	chosen not	to obtain the se	ervices of any att	Ornev
	binding agree	on and the payment	of any costs, includi	na attom	•	J ====	orney.
	agice	ment.	of any costs, includi	ng attorney's 1	ees, is controlle	ed by a senarate	legally.
d.	Assignes :-					, Parate,	regarry
	licensed.	ot an attorney, is n	ot representing to he ed attorney will be				
	need to pra	actice law. A licens	ed attorney will i	ave special leg	gal knowledge	to Assignor and	
	necessary.		ot representing to he ed attorney will be	hired to handl	le any and all	indicial property	is not
3 Dod	n				,	dancial proceeding	ngs, if
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(STAMP)

	Escambia	Tax Deed No:		Sale Date:	10/2/2024	Surplus: \$ 65,934			
is hereby a	cknowledged, h	the sum of \$10 ar ereby agree as follo	nd other good and sows:	valuable conside	eration, the rece	, 2025, between Columbus and Jupiter Asset Recovery, Palm Beach, Florida, 33407, eipt and sufficiency of which			
available for Sale. Assignee.	nat Surplus Fur or disbursement gnor hereby tra	nds in the approxi from the Clerk of ansfers and assign	mate amount of \$ f Court, Escambia s all rights, title,	65,934 may be County, Florida and interest in	due and owing a, as the result the above refe	se, and has not transferred, signor has been informed by g to Assignor; and may be of the captioned Tax Deed trenced tax deed surplus to			
2. In	executing this a	ssignment, Assigno	or has been informe	ed by the Assign	ee that:				
a.	Assignor ha grants, barg assigns, any	s the legal right to ains, sells, and ass and all right, title	file a claim for Assignation	ssignor's interest revocably, to As	t in the surplus	proceeds. Assignor hereby r Asset Recovery, LLC. or ntly held by the Registry of			
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 distribut binding, agre	ion and the payme ement.	nt of any costs, inc	luding attorney	's fees, is contr	olled by a separate, legally			
d.	Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not necessary.								
3. Both except in writ	Parties enter in	nto this Agreement	intending to be le	gally bound the	reby and may i	not be altered or amended			
4. Assi	gnor makes the	above representation	ons under oath and	under penalty of	f nerium/				
	Affiant Sayeth			Columbus	Ashley	deff-			
STATE OF F COUNTY OF	LORIDA ESCAMBIA				•	<b>V</b>			
THE notarization, the me or ☑ who h	FOREGOING is <u>                                    </u>	instrument was ac y of <u>FMY</u> LDDIVERS C	nclase as identi	fication.	Ashley, who	al presence or □ online □ is personally known to			
	LINDA ZIMMEI Notary Public State of Floric Comm# HH4: Expires 9/11/	: da 15411 🚜	Not: Prin	ary Public: L t Name: Lra	La Ze	in-Sen nmerman-Spacks			



### 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

δ**γ**: \_\_\_\_\_

Mylinda K. Johnson, Deputy Olerk

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 Bankof America.

63-27 631 900039516

PENSACOLA, FLORIDA
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** 

09/1972)25 (hikkes)

PAM CHILDERS, CLERK OF COURT & COMPTROLLER

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