



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0924-68

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 03, 2024
Property description	DUNN CRYSTAL 1/2 INT & WELDON MATTHEW 1/2 INT 2 RANDOLPH DR PENSACOLA, FL 32506 2 RANDOLPH DR 07-1736-000 LT 39 BLK 5 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6741 P 752 CA 173	Certificate #	2022 / 3168
		Date certificate issued	06/01/2022

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/3168	06/01/2022	507.28	25.36	532.64
→Part 2: Total*				532.64

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/3178	06/01/2023	522.12	6.25	26.11	554.48
# 2022/7683	06/01/2022	571.52	6.25	28.58	606.35
Part 3: Total*					1,160.83

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,693.47
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	471.96
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,540.43

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

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

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

+ \$6.25

H

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	25,122.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/04/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400059

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
07-1736-000	2022/3168	06-01-2022	LT 39 BLK 5 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6741 P 752 CA 173

I agree to:

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

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

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

04-03-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 3425301151039005 Account: 071736000 Owners: DUNN CRYSTAL 1/2 INT & WELDON MATTHEW 1/2 INT Mail: 2 RANDOLPH DR PENSACOLA, FL 32506 Situs: 2 RANDOLPH DR 32506 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$12,500</td> <td>\$81,639</td> <td>\$94,139</td> <td>\$50,245</td> </tr> <tr> <td>2022</td> <td>\$7,000</td> <td>\$73,934</td> <td>\$80,934</td> <td>\$48,782</td> </tr> <tr> <td>2021</td> <td>\$7,000</td> <td>\$58,213</td> <td>\$65,213</td> <td>\$47,362</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for Exemption(s) Online</p> <p style="text-align: center;">Report Storm Damage</p>					Year	Land	Imprv	Total	Cap Val	2023	\$12,500	\$81,639	\$94,139	\$50,245	2022	\$7,000	\$73,934	\$80,934	\$48,782	2021	\$7,000	\$58,213	\$65,213	\$47,362																						
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[Parcel Information](#)

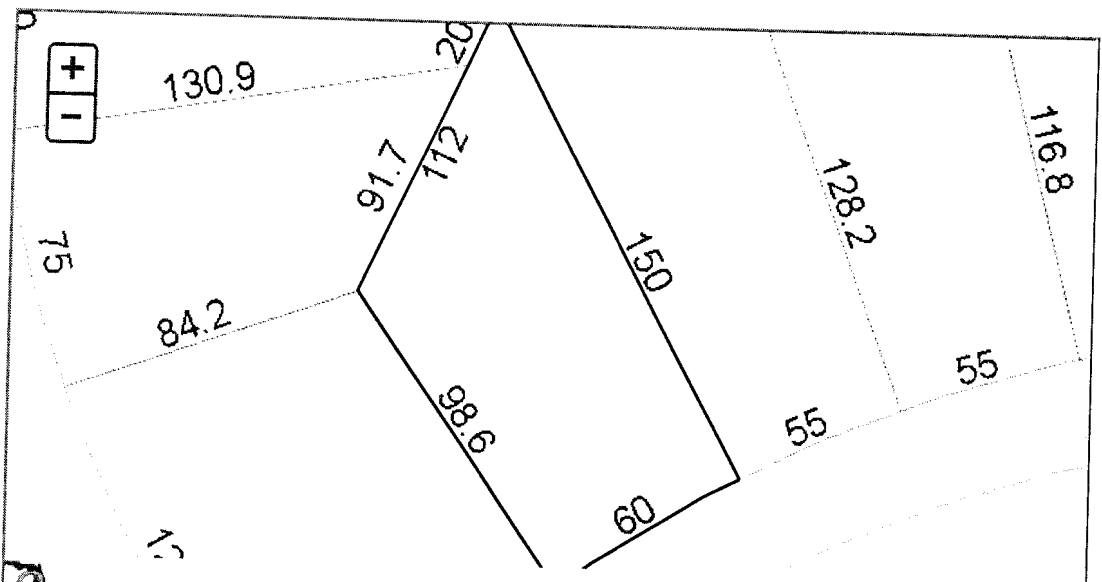
[Launch Interactive Map](#)

Section
Map Id:
CA173

Approx.
Acreage:
0.2036

Zoned:
MDR
MDR
MDR
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Evacuation
& Flood
Information
[Open](#)
[Report](#)



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

Buildings

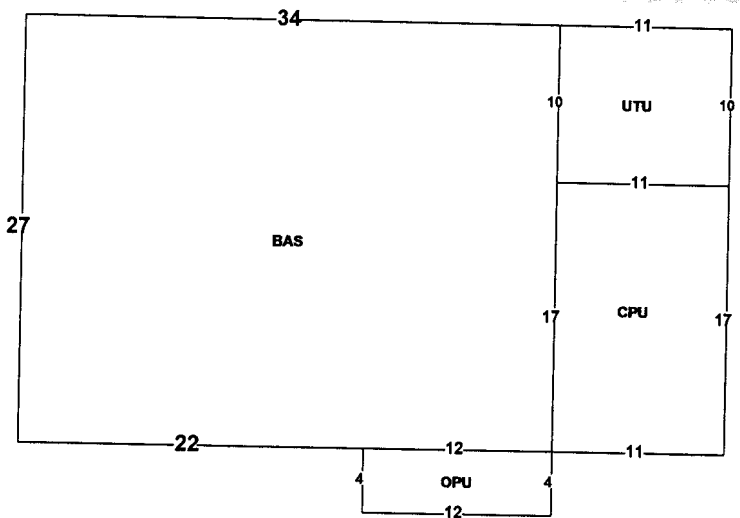
Address: 2 RANDOLPH DR, Year Built: 1953, Effective Year: 1970, PA Building ID#: 83387

Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-VINYL SIDING
- FLOOR COVER-ASPHALT TILE
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-3
- NO. STORIES-1
- ROOF COVER-ENAMEL METAL
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-MASONRY PIL/STL

[Areas - 1263 Total SF](#)

- BASE AREA - 918
- CARPORT UNF - 187
- OPEN PORCH UNF - 48
- UTILITY UNF - 110



Images



4/15/2024 12:00:00 AM

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 03168**, issued the **1st day of June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 39 BLK 5 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6741 P 752 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071736000 (0924-68)

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

CRYSTAL DUNN 1/2 INT and MATTHEW WELDON 1/2 INT

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of September, which is the **4th day of September 2024**.

Dated this 26th day of April 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 07-1736-000 CERTIFICATE #: 2022-3168

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

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

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

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

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

Period Searched: May 14, 2004 to and including May 14, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: May 18, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 18, 2024

Tax Account #: **07-1736-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CRYSTAL DUNN AND MATTHEW WELDON**
By Virtue of Warranty Deed recorded 7/15/2011 in OR 6741/ (add additional information/
abstractor's notes here or delete)

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Mortgage in favor of Joel L. Black and Margaret A. Black recorded 7/15/2011 – OR 6741/753**
- b. **Lien in favor of Emerald Coast Utilities Authority recorded 11/18/2021 – OR 8665/629**

4. **Taxes:**

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

Tax Account #: 07-1736-000

Assessed Value: \$50,245.00

Exemptions: HOMESTEAD EXEMPTION

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

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **SEPT 4, 2024**
TAX ACCOUNT #: _____ **07-1736-000**
CERTIFICATE #: _____ **2022-3168**

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

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

**CRYSTAL DUNN AND
MATTHEW WELDON
2 RANDOLPH DR.
PENSACOLA, FL 32506**

**JOEL L. BLACK AND
MARGARET A. BLACK
9572 ABB PITTMAN RD.
MILTON, FL 32570**

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

Certified and delivered to Escambia County Tax Collector, this 18th day of May, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

May 18, 2024

Tax Account #:07-1736-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 39 BLK 5 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6741 P 752 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1736-000(0924-68)

Return to:
Name: West Florida Title Company of Milton, Inc.

This Instrument Prepared by:
Dec. 10, 00
DT 3/5-0
325.00
Deborah C. Beach
West Florida Title Company of Milton, Inc.
5220 Willing Street
Milton, Florida 32570

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraiser Parcel Identification (Folio) Number(s):
34-2S-30-1151-039-005
Grantee(s) I.D.#(s):
File No: 2011-3919-O

WARRANTY DEED

This Warranty Deed Made and executed the 13th day of July, 2011, by Joel L. Black and Margaret A. Black, husband and wife, hereinafter called the grantor, whose post office address is: 9572 Abb Pittman Rd., Milton, FL 32570 to Crystal Dunn and Matthew Weldon whose post office address is: 2 Randolph Dr., Pensacola, FL 32506 hereinafter called the grantee, **WITNESSETH:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 39, Block 5, First Addition to Pen Haven, according to plat thereof recorded in Plat Book 3, Page 14 of the Public Records of Escambia County, Florida.

This property is not the homestead of the Grantor(s).

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 2010. Subject to covenants, restrictions, reservations, limitations, easements and agreements of record, if any and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any. (Wherever used herein the terms "grantor" and grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Deborah C. Beach Joel L. Black (Seal)
Deborah C. Beach Joel L. Black

Witness Signature: Donna S. Perritt Margaret A. Black (Seal)
Donna S. Perritt Margaret A. Black

Witness Signature: _____ (Seal)

Witness Signature: _____ (Seal)

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 13th day of July, 2011 by Joel L. Black and Margaret A. Black, husband and wife who have produced Florida D.L.'s as identification.

My Commission Expires:

Deborah C. Beach
, Notary Public
Serial Number:



Recorded in Public Records 07/15/2011 at 08:49 AM OR Book 6741 Page 753, Instrument #2011047758, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 MTG Stamps \$122.50 Int. Tax \$70.00

This Instrument Prepared by:
Deborah C. Beach
West Florida Title Company of Milton, Inc.
5220 Willing Street
Milton, FL 32570
in connection with the issuance of Title Insurance.

01 RECORDING	
REC	27.00
DS	122.50
INT	70.00
FEES	
MTF	
P/C	
REV	
TOTAL	219.50

FILE NO. 2011-3919-0

This Mortgage Deed,
made this 13th, day of July, A.D. 2011 between Crystal Dunn, a single woman and Matthew Weldon, a single man called the Mortgagor, and Joel L. Black and wife, Margaret A. Black called the Mortgagee.

Witnesseth, that the Mortgagor, in consideration of the loan made to him by the Mortgagee evidenced by the promissory note, copy of which is attached to this mortgage as "Exhibit A", and in order to secure the payment of the debt thereby evidenced, has granted, bargained and sold to the Mortgagee the following described property situated in said State and County legally described as follows, to wit:

Lot 39, Block 5, First Addition to Pen Haven, according to plat thereof recorded in Plat Book 3, Page 14 of the Public Records of Escambia County, Florida.

(The words "Mortgagor" and "Mortgagee" as used herein, shall include both the singular and plural and individuals and corporations as the context may require. The designation "Mortgagor" and "Mortgagee" shall include, not only the parties specifically named herein, but also their respective heirs, legal representatives, successors and assigns, as the case may be.)

Provided Always, That if the Mortgagor shall make all payments required by the promissory note above mentioned, and shall perform and comply with each and every covenant of said note and mortgage, then this mortgage shall be null and void, otherwise to remain in full force and effect. The Mortgagor covenants to pay each and every installment of principal and interest when due; to pay all taxes and assessments levied on said mortgaged property before they become delinquent; to permit no waste, impairment, or deterioration of the mortgaged property; to keep the buildings now or hereafter on the mortgaged property (and the personal property, if included in this mortgage) insured against loss or damage by fire and such other hazards as may be required by Mortgagee in amounts satisfactory to Mortgagee, with standard loss payable clause to Mortgagee, policy or policies to be held by Mortgagee; and does hereby waive homestead exemption.

Should any of the above covenants be broken then the note and all monies hereby secured shall without demand and at the option of the Mortgagee become immediately due and payable and this mortgage forthwith be foreclosed, in which event the Mortgagor agrees to pay all costs and expenses of foreclosure, including attorney's fees, and all amounts disbursed by the Mortgagee for taxes and insurance. In the event of foreclosure, the Mortgagee shall be entitled to a receiver for the mortgaged property without notice and without regard to the value of the mortgaged property or the solvency of the mortgagor.

In Witness Whereof the Mortgagor has executed this instrument under seal the day and year above written.

Signed, sealed and delivered in the presence of

Deborah C. Beach

WITNESS Deborah C. Beach

Crystal Dunn

Crystal Dunn

Donna S. Perritt

WITNESS Donna S. Perritt

Matthew Weldon

Matthew Weldon

STATE OF FLORIDA
COUNTY OF SANTA ROSA

I Hereby Certify, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Crystal Dunn, a single woman and Matthew Weldon, a single man who have produced Florida D.L.'s as identification and who did take an oath.

Witness my hand and official seal this 13th day of July, A.D. 2011.

Deborah C. Beach

Notary Public
My Commission Expires:
(Affix Notary Seal)



Exhibit "A"

MORTGAGE NOTE

\$35,000.00

Milton, Florida
July 13, 2011

FOR VALUE RECEIVED, the undersigned, (jointly and severally, if more than one) promise to pay to Joel L. Black and wife, Margaret A. Black, or order, in the manner hereafter specified, the principal sum of Thirty Five Thousand dollars and Zero cents (\$35,000.00) with interest from July 13, 2011 at the rate of 8 percent, per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at, . . . or at such place as may hereafter be designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in 120 monthly installments of \$424.65 each including principal and interest at the rate of 8.00% per annum. The first of said installments shall become due and payable 30 days from date herein and each installment thereafter shall be due and payable on the same day of each consecutive month until said debt is paid in full. There shall be no prepayment penalty. A late fee of \$15.00 per day will be assessed to any payments made 8 days after the due date.

This note with interest is secured by mortgage on real estate, of even date herewith, made by the maker hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida. The terms of said mortgage are by this reference made a part hereof.

If default be made in the payment of any of the sums or interest mentioned herein or the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectable without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser, hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder", "maker", and "payee" shall be construed in the singular or plural as the context may require or admit.

/S/ Crystal Dunn (SEAL)
Crystal Dunn

/S/ Matthew Weldon (SEAL)
Matthew Weldon

FLORIDA DOCUMENTARY STAMPS HAVE
BEEN PAID ON AND AFFIXED TO THE (SEAL)
MORTGAGE SECURING THIS NOTE.

(SEAL)

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



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
LT 39 BLK 5 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6741 P 752 CA 173

Customer: Matthew Weldon

Account Number: 316136-48404

Amount of Lien: \$250.00, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

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

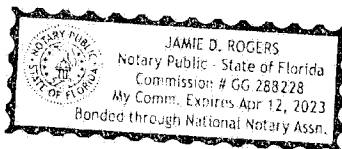
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens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

Dated: 11/15/21

EMERALD COAST UTILITIES AUTHORITY
BY: [Signature]

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of _____, 2021, by Lenita Stephenson of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]
Notary Public - State of Florida

RWK:ls
Revised 05 31/11

RECORDED AS RECEIVED

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03168 of 2022

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

CRYSTAL DUNN 1/2 INT MATTHEW WELDON 1/2 INT
2 RANDOLPH DR 2 RANDOLPH DR
PENSACOLA, FL 32506 PENSACOLA, FL 32506

JOEL L BLACK MARGARET A BLACK
9572 ABB PITTMAN RD 9572 ABB PITTMAN RD
MILTON, FL 32570 MILTON, FL 32570

ECUA
9255 STURDEVANT ST
PENSACOLA, FL 32514

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 03168**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 39 BLK 5 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6741 P 752 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071736000 (0924-68)

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

CRYSTAL DUNN 1/2 INT and MATTHEW WELDON 1/2 INT

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of September, which is the **4th day of September 2024**.

Dated this 22nd day of July 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

CRYSTAL DUNN 1/2 INT [0924-68]
2 RANDOLPH DR
PENSACOLA, FL 32506

9171 9690 0935 0127 1824 33

MATTHEW WELDON 1/2 INT [0924-68]
2 RANDOLPH DR
PENSACOLA, FL 32506

9171 9690 0935 0127 1824 40

JOEL L BLACK [0924-68]
9572 ABB PITTMAN RD
MILTON, FL 32570

9171 9690 0935 0127 1824 57

MARGARET A BLACK [0924-68]
9572 ABB PITTMAN RD
MILTON, FL 32570

9171 9690 0935 0127 1824 64

ECUA [0924-68]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 1824 71

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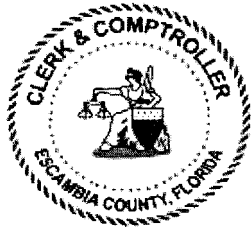
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Post Property:

2 RANDOLPH DR 32506



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

CRYSTAL DUNN 1/2 INT
2 RANDOLPH DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

MATTHEW WELDON 1/2 INT
2 RANDOLPH DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0924-68

Document Number: ECSO24CIV025547NON

Agency Number: 24-008119

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03168 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CRYSTAL DUNN 1/2 INT AND MATTHEW WELDON 1/2 INT

Defendant:

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

Received this Writ on 7/26/2024 at 8:45 AM and served same at 7:46 AM on 7/29/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: *Alex Duda* 928
A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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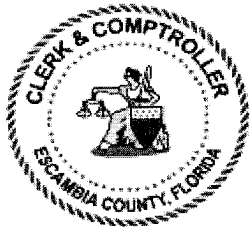
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Dated this 22nd day of July 2024.

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

Post Property:

2 RANDOLPH DR 32506



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

By:
Emily Hogg
Deputy Clerk

850-595-3793
2024 JUL 26 10 51 AM
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0924-68

Document Number: ECSO24CIV025638NON

Agency Number: 24-008165

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03168 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE CRYSTAL DUNN 1/2 INT AND MATTHEW WELDON 1/2 INT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/26/2024 at 8:48 AM and served same on CRYSTAL DUNN 1/2 INT , at 7:46 AM on 7/29/2024 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: *Alice Duda* 928
A. DUDA, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

WARNING

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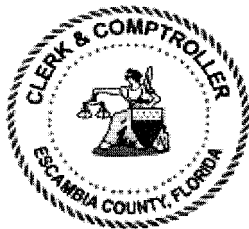
Dated this 22nd day of July 2024.

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Personal Services:

**CRYSTAL DUNN 1/2 INT
2 RANDOLPH DR
PENSACOLA, FL 32506**

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



By:
Emily Hogg
Deputy Clerk

07/22/24 02:12:13
07/22/24 02:12:13

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0924-68

Document Number: ECSO24CIV025639NON

Agency Number: 24-008166

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03168 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE CRYSTAL DUNN 1/2 INT AND MATTHEW WELDON 1/2 INT


Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 7/26/2024 at 8:48 AM and served same on MATTHEW WELDON 1/2 INT , in ESCAMBIA COUNTY, FLORIDA, at 7:46 AM on 7/29/2024 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: CRYSTAL DUNN, WIFE, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:  928
A. DUDA, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Personal Services:

MATTHEW WELDON 1/2 INT
2 RANDOLPH DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECORDED
2024 JUL 26 AM 9:48

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 071736000 Certificate Number: 003168 of 2022

Payor: DUBYAK LAW FIRM PA 600 UNIVERSITY OFFICE BLVD UNIT 1B PENSACOLA FL
32504 Date 8/20/2024

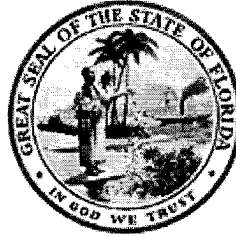
Clerk's Check #	418862	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$2,737.21
		Postage	\$41.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,285.41

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "E. J. Hogg".

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
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 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 003168

Redeemed Date 8/20/2024

Name DUBYAK LAW FIRM PA 600 UNIVERSITY OFFICE BLVD UNIT 1B PENSACOLA FL 32504

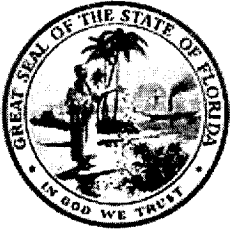
Clerk's Total = TAXDEED	\$490.20
Due Tax Collector = TAXDEED	\$2,737.21
Postage = TD2	\$41.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 071736000 Certificate Number: 003168 of 2022

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/4/2024"/>	Redemption Date <input type="text" value="8/20/2024"/>
Months	5	4
Tax Collector	<input type="text" value="\$2,540.43"/>	<input type="text" value="\$2,540.43"/>
Tax Collector Interest	\$190.53	\$152.43
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,737.21	<input type="text" value="\$2,699.11"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$34.20	<input type="text" value="\$27.36"/>
Total Clerk	\$490.20	<input type="text" value="\$483.36"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$41.00"/>	<input type="text" value="\$41.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,285.41	\$3,240.47
	Repayment Overpayment Refund Amount	\$44.94
Book/Page	<input type="text"/>	<input type="text"/>

CRYSTAL DUNN 1/2 INT [0924-68]
2 RANDOLPH DR
PENSACOLA, FL 32506

9171 9690 0935 0127 1824 33

MATTHEW WELDON 1/2 INT [0924-68]
2 RANDOLPH DR
PENSACOLA, FL 32506

9171 9690 0935 0127 1824 40

JOEL L BLACK [0924-68]
9572 ABB PITTMAN RD
MILTON, FL 32570

9171 9690 0935 0127 1824 57

MARGARET A BLACK [0924-68]
9572 ABB PITTMAN RD
MILTON, FL 32570

9171 9690 0935 0127 1824 64

ECUA [0924-68]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 1824 71

Contact + Served

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 03168**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 39 BLK 5 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6741 P 752 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071736000 (0924-68)

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

CRYSTAL DUNN 1/2 INT and MATTHEW WELDON 1/2 INT

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of September, which is the **4th day of September 2024**.

Dated this 22nd day of July 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia Sun Press

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

STATE OF FLORIDA

County of Escambia

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

DATE – 09-04-2024 – TAX CERTIFICATE #'S 03168

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

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

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2024.08.22 10:46:02 -05'00'

PUBLISHER

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

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.08.22 10:55:06 -05'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 03168, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 39 BLK 5 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6741 P 752 CA 173 SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071736000 (0924-68)

The assessment of the said property under the said certificate issued was in the name of CRYSTAL DUNN 1/2 INT and MATTHEW WELDON 1/2 INT

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of September, which is the 4th day of September 2024.

Dated this 25th day of July 2024.

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

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

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