



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

0725-22

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BLACK CUB, LLC SB MUNI CUST FOR PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 23, 2024
Property description	SIMPSON SHANIQUA 6421 MEADOW FIELD CIR PENSACOLA, FL 32526 6421 MEADOW FIELD CIR 09-0251-590 LT 18 BLK A BRUNSON MEADOWS PB 11 P 55 OR 8299 P 643	Certificate #	2022 / 3809
		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)
# 2022/3809	06/01/2022	1,979.68	98.98	2,078.66
→Part 2: Total*				2,078.66

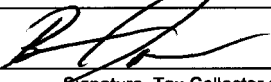
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/3868	06/01/2023	1,695.94	6.25	101.05	1,803.24
Part 3: Total*					1,803.24

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)	3,881.90
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,601.90
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)	5,858.80

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

Sign here: 

Signature, Tax Collector or Designee

Escambia, Florida
Date April 25th, 2024

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

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.	74,053.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>07/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS *+6.25*

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400753

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191,

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
09-0251-590	2022/3809	06-01-2022	LT 18 BLK A BRUNSON MEADOWS PB 11 P 55 OR 8299 P 643

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
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191


04-23-2024
Application Date

Applicant's signature

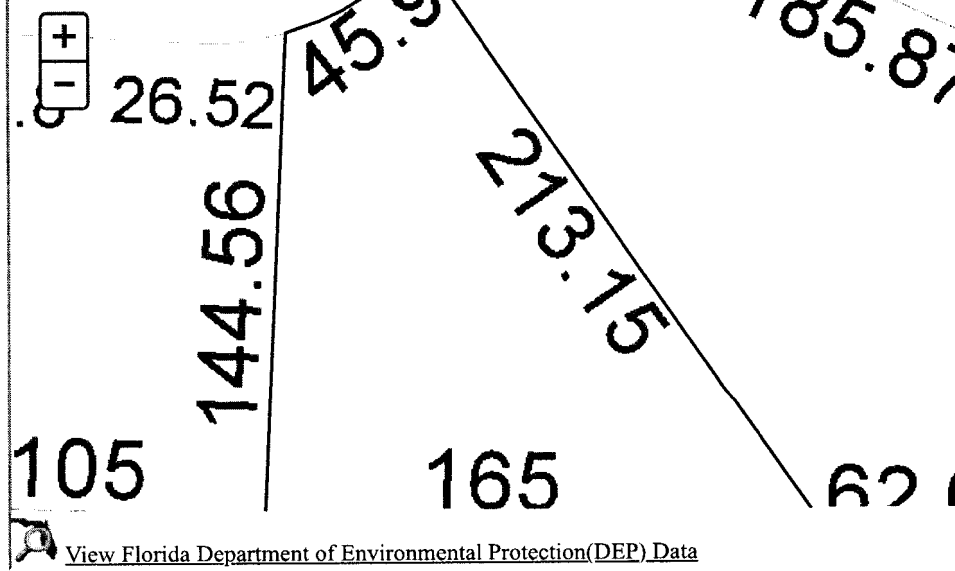
Parcel Information

Section
Map Id:
05-1S-31

Approx.
Acreage:
0.3815

Zoned: 

MDR
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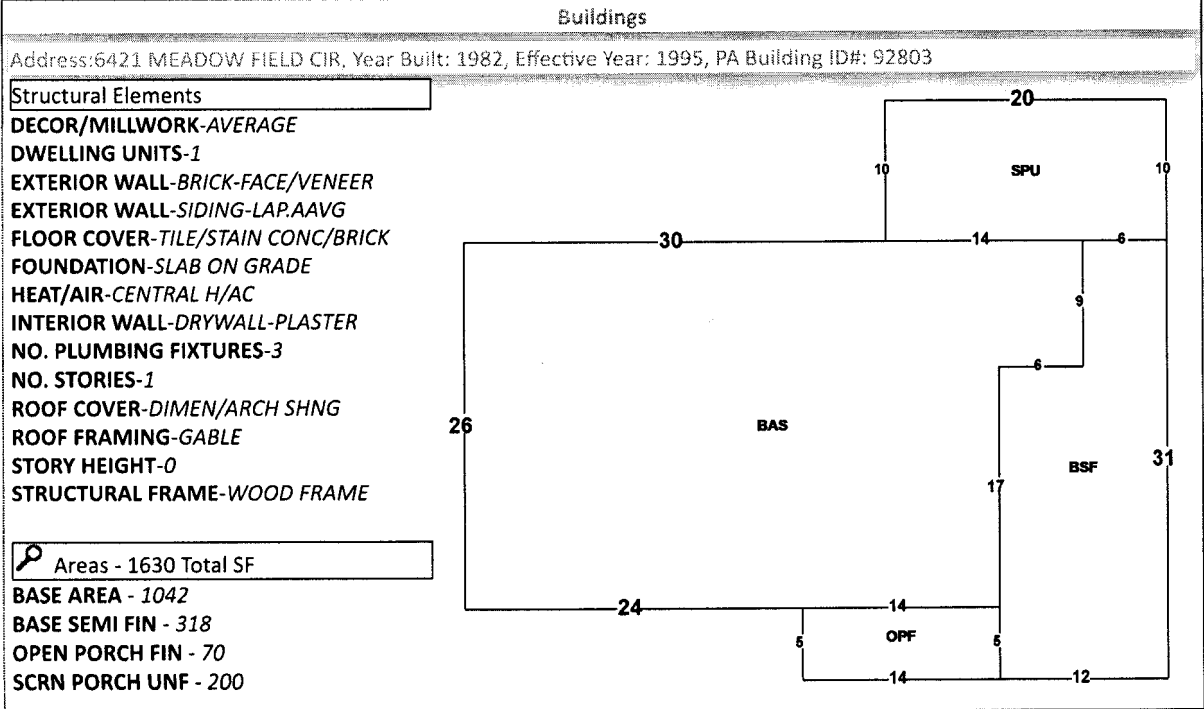


[View Florida Department of Environmental Protection\(DEP\) Data](#)

Launch Interactive Map

MDR
MDR

Evacuation
& Flood
Information
[Open
Report](#)



Images



3/14/2024 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.

Last Updated: 05/07/2024 (tc 7519)



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 #: 09-0251-590 CERTIFICATE #: 2022-3809

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: March 17, 2005 to and including March 17, 2025 Abstractor: K. GERARD

BY

Michael A. Campbell,
As President
Dated: March 20, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 20, 2025

Tax Account #: **09-0251-590**

1. The Grantee(s) of the last deed(s) of record is/are: SHANIQUA SIMPSON

By Virtue of Warranty Deed recorded 5/21/2020 in OR 8299/643

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. Lien in favor of the Emerald Coast Utilities Authority recorded 7/10/2023 – OR 9004/1682

b. Code Enforcement Order in favor of Escambia County recorded 5/1/2024 – OR 9139/1679

4. Taxes:

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

Tax Account #: 09-0251-590

Assessed Value: \$152,549.00

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: JUL 2, 2025

TAX ACCOUNT #: 09-0251-590

CERTIFICATE #: 2022-3809

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

SHANIQUEA SIMPSON
6421 MEADOW FIELD CIR
PENSACOLA, FL 32526

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

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

Certified and delivered to Escambia County Tax Collector, this 19th day of March 2025.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

March 20, 2025

Tax Account #:09-0251-590

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 18 BLK A BRUNSON MEADOWS PB 11 P 55 OR 8299 P 643

SECTION 05, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0251-590(0725-22)

**Recorded in Public Records 5/21/2020 9:31 AM OR Book 8299 Page 643,
Instrument #2020040991, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1,225.00**

Prepared by and Return to:
Julie Messer, an employee of
First International Title, Inc.
411 W Gregory Street
Pensacola, FL 32502
File No.: 164484-59

WARRANTY DEED

This indenture made on May 22, 2020, by **Michael R. Tanton and Ivanna Tanton, husband and wife** whose address is: 9404 Darlene Circle, Pensacola, FL 32526 hereinafter called the "grantor", to **Shaniqua Simpson, a single person** whose address is: 6421 Meadow Field Circle, Pensacola, FL 32526, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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

Lot 18, Block A, Brunson Meadows, according to the plat thereof as recorded in Plat Book 11, page 55, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 051S31-2350-018-001

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2019.

BK: 8299 PG: 644 Last Page


In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Michael R. Tanton


Ivanna Tanton


Signed, sealed and delivered in our presence:

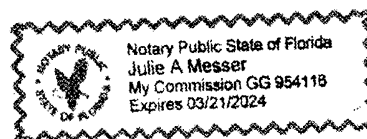

1st Witness Signature
Print Name: Julie A. Messer


2nd Witness Signature
Print Name: Robert Compitello

State of FLORIDA
County of Escambia

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on **May 20, 2020** by **Michael R. Tanton and Ivanna Tanton**, who (☐) is/are personally known to me or who (☒) has/have produced the following as identification: driver license.


Notary Public
Printed Name:
My Commission expires:



Recorded in Public Records 7/10/2023 3:02 PM OR Book 9004 Page 1682,
Instrument #2023054046, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING
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 UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

6421 MEADOW FIELD CIR

LT 18 BLK A BRUNSON MEADOWS PB 11 P 55 OR 8299 P 643

Customer: SHANIQUA C SIMPSON

Account Number: CID 403847-41801

Amount of Lien: \$531.62, 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.

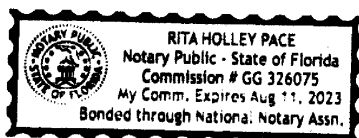
Dated: 06/30/2023

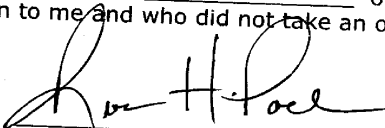
EMERALD COAST UTILITIES AUTHORITY

BY: 

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30 day of JUNE, 2023, by EMILI FUHR of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.




Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Recorded in Public Records 5/1/2024 1:32 PM OR Book 9139 Page 1679,
Instrument #2024032754, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 5/1/2024 12:41 PM OR Book 9139 Page 1583,
Instrument #2024032717, 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,

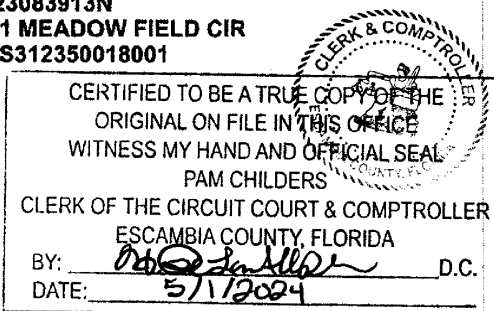
CASE NO: CE23083913N
LOCATION: 6421 MEADOW FIELD CIR
PR#: 051S312350018001

VS.

SIMPSON, SHANIQUA
6421 MEADOW FIELD CIR
PENSACOLA, FL 32526

RESPONDENT(S)

ORDER



This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, 6421 Meadow Field
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:
Sec. 42-196(a) Nuisance - (A) Nuisance
Sec. 42-196(b) Nuisance - (B) Trash and Debris
Sec. 42-196(d) Nuisance - (D) Overgrowth
Sec 94-51 Right of Way
Sec. 82-171. Solid Waste - Mandatory Collection

BK: 9139 PG: 1680

BK: 9139 PG: 1584

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
5/14/2024 to correct the violation(s) 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.**

**Remove all structure, signs, vehicles, etc. from County ROW; refrain from further
obstruction.**

**Subscribe for residential waste collection with a legal waste collection service and
comply with solid waste disposal methods**

If Respondent(s) fail to fully correct the violation(s) within the time required,
Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **5/15/2024**.
This fine shall continue until the violation(s) is/are abated and the violation(s) brought
into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED,**
immediately upon full correction of the violation(s), to contact the Escambia County
Office of Environmental Enforcement in writing to request that the office immediately
inspect the property to make an official determination of whether the violation(s)
has/have been abated and brought into compliance. If the violation(s) is/are not abated
within the specified time period, Escambia County may elect to undertake any
necessary measures to abate the violation(s). These measures could include, but are
not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING
OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**
At the request of Escambia County, the Sheriff shall enforce this order by taking
reasonable law enforcement action to remove from the premises any unauthorized person

BK: 9139 PG: 1681

BK: 9139 PG: 1585

interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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

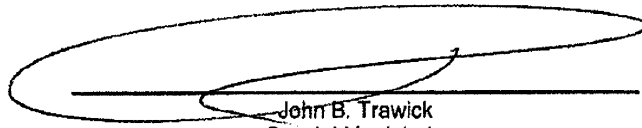
RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola,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

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

BK: 9139 PG: 1682 Last Page

BK: 9139 PG: 1586 Last Page

DONE AND ORDERED in Escambia County, Florida on this 30th day of
April, 2024.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03809 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 15, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SHANIQUA SIMPSON 6421 MEADOW FIELD CIR PENSACOLA, FL 32526	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514	

WITNESS my official seal this 15th day of May 2025.



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 July 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BLACK CUB LLC** holder of **Tax Certificate No. 03809**, 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 18 BLK A BRUNSON MEADOWS PB 11 P 55 OR 8299 P 643

SECTION 05, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090251590 (0725-22)

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

SHANIQUA SIMPSON

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 July, which is the **2nd day of July 2025**.

Dated this 16th day of May 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 July 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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SHANIQUA SIMPSON

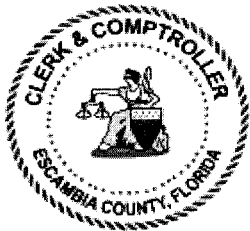
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of July, which is the **2nd day of July 2025**.

Dated this 16th day of May 2025.

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:

6421 MEADOW FIELD CIR 32526



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

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 July 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BLACK CUB LLC** holder of **Tax Certificate No. 03809**, 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 18 BLK A BRUNSON MEADOWS PB 11 P 55 OR 8299 P 643

SECTION 05, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090251590 (0725-22)

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

SHANIQUA SIMPSON

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Dated this 16th day of May 2025.

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Personal Services:

SHANIQUA SIMPSON
6421 MEADOW FIELD CIR
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

075.22

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV017505NON

Agency Number: 25-006461

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03809 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE SHANIQUA SIMPSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/23/2025 at 8:51 AM and served same at 7:34 AM on 5/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

006461

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 July 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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Dated this 16th day of May 2025.

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Post Property:

6421 MEADOW FIELD CIR 32526

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



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED

2025 MAY 20 11 05 AM

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0715.22

Document Number: ECSO25CIV017547NON

Agency Number: 25-006443

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03809 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: SHANIQUA SIMPSON

Defendant:

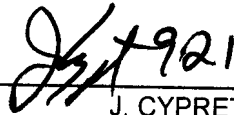
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 5/23/2025 at 8:53 AM and served same on SHANIQUA SIMPSON , at 4:34 PM on 6/2/2025 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: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

WARNING

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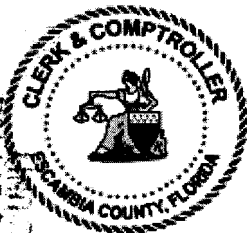
Personal Services:

SHANIQUA SIMPSON
6421 MEADOW FIELD CIR
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



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RECEIVED

2025 MAY 23 09:05 AM

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL DIVISION

SHANIQUEA SIMPSON [0725-22]
6421 MEADOW FIELD CIR
PENSACOLA, FL 32526

9171 9690 0935 0129 5941 42

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0725-22]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0725-22]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0129 5941 59

ECUA [0725-22]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0129 5940 67

contact

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0129 5941 42

FL 325

25AM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁹

05/23/2025 ZIP 32502
043M31219251

US POSTAGE

P. CHILDERS
CLERK & COMPTROLLER
FILED

JUN 25 A 10:30

PENSACOLA COUNTY FL

SHANIQUEA SIMPSON [0725-22]

6421 MEADOW FIELD CIR

PENSACOLA, FL 32526

1127/25

NIXIE

326 DE 1

0006/18/25

RETURN TO SENDER

UNCLAIMED

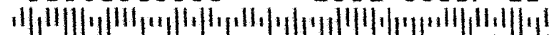
UNABLE TO FORWARD

UNC

BC: 32502583335

*1991-00827-18-40

32502583335



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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 090251590 Certificate Number: 003809 of 2022**

**Payor: SHANIQUA SIMPSON 6421 MEADOW FIELD CIR PENSACOLA, FL 32526 Date
6/20/2025**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$558.60
Tax Collector's Total \$7,183.28
Postage \$24.60
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$7,783.48

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Reduced
\$7743.48

**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>**

Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 090251590 Certificate Number: 003809 of 2022

Date Of Redemption

Clerk's Check Clerk's Total \$558.60

Postage Tax Deed Court Registry \$500.00

Payor Name

Notes

Commit Redemption ☒



Escambia Sun Press

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

STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

SALE DATE – 07-02-2025 – TAX CERTIFICATE #'S 03809

in the CIRCUIT Court

was published in said newspaper in the issues of

MAY 29 & JUNE 5, 12, 19, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.06.19 11:07:46 -05'00'

PUBLISHER

Sworn to and subscribed before me this 19TH day of JUNE
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.06.19 11:08:32 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BLACK CUB LLC holder of Tax Certificate No. 03809, issued the 1st day of June, A.D., 2022 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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Dated this 22nd day of May 2025.

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-05-29-06-05-12-19-2025