



# 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

0725.73

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Mar 03, 2025
Property description	RUSSELL MARGARET L RUSSELL ENOS VINCENT III 4746 DUNAWAY LN PENSACOLA, FL 32526 4746 DUNAWAY LN 09-0739-000 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FL (Full legal attached.)	Certificate #	2022 / 3907
		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)
# 2022/3907	06/01/2022	2,065.29	103.26	2,168.55
→Part 2: Total*				2,168.55

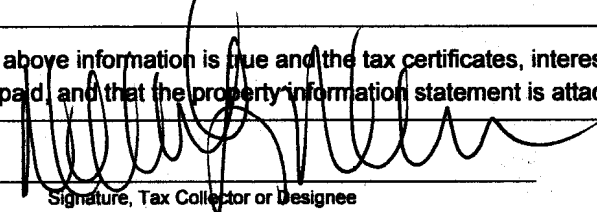
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/4115	06/01/2024	1,966.07	6.25	122.88	2,095.20
Part 3: Total*					2,095.20

## 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)	4,263.75
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,778.37
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)	6,417.12

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:  Escambia, Florida  
Date March 18th, 2025

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

46.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	84,605
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

#### 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.

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 623.95 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST FOR 340.97 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 52 SECONDS WEST FOR 104.60 FEET; THENCE RUN SOUTH 01 DEGREES 30 MINUTES 38 SECONDS WEST FOR 177.38 FEET; THENCE RUN SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST FOR 35.57 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST FOR 162.06 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE FOR 74.00 FEET TO THE POINT OF BEGINNING. PARCEL II: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH HALF, OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 83 DEGREES 35 MINUTES EAST FOR 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KLONDIKE ROAD; THENCE RUN SOUTH 00 DEGREES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR 292.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 09 MINUTES 45 SECONDS EAST FOR 487.77 FEET; THENCE

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# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500009

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FIG 20, LLC

FIG 20, 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
09-0739-000	2022/3907	06-01-2022	COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 623.95 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST FOR 340.97 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 52 SECONDS WEST FOR 104.60 FEET; THENCE RUN SOUTH 01 DEGREES 30 MINUTES 38 SECONDS WEST FOR 177.38 FEET; THENCE RUN SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST FOR 35.57 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST FOR 162.06 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE FOR 74.00 FEET TO THE POINT OF BEGINNING. PARCEL II: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH HALF, OF THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 83 DEGREES 35 MINUTES EAST FOR 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KLONDIKE ROAD; THENCE RUN SOUTH 00 DEGREES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR 292.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 09 MINUTES 45 SECONDS EAST FOR 487.77 FEET; THENCE RUN SOUTH 00 DEGREES 00 MINUTES EAST FOR 177.38 FEET; THENCE RUN NORTH 89 DEGREES 09 MINUTES 45 SECONDS

			<p>WEST FOR 487.77 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 0 DEGREES 00 MINUTES EAST ALONG SAID RIGHT-OF- WAY LINE FOR 177.38 FEET TO THE POINT OF BEGINNING. OR 8368 P 350 OR 8573 P 1801 LESS AND EXCEPT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 83 DEGREES 35 MINUTES 00 SECONDS EAST FOR 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KLONDIKE ROAD; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR 292.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 07 MINUTES 49 SECONDS EAST FOR 467.66 FEET; THENCE RUN SOUTH 00 DEGREES 27 MINUTES 34 SECONDS EAST FOR 173.37 FEET; THENCE RUN NORTH 89 DEGREES 37 MINUTES 26 SECONDS WEST FOR 468.98 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 177.38 FEET TO THE POINT OF BEGINNING.</p>
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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  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

03-03-2025  
Application Date

\_\_\_\_\_  
Applicant's signature



# Gary "Bubba" Peters

## Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

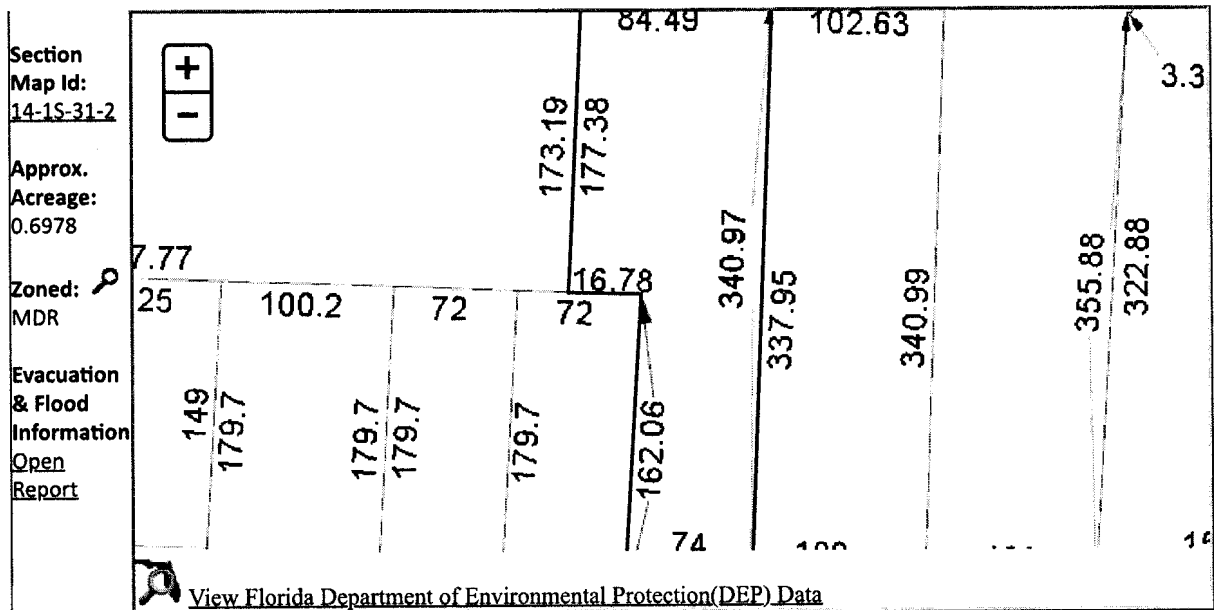
[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 1415313303000003 <b>Account:</b> 090739000 <b>Owners:</b> RUSSELL MARGARET L RUSSELL ENOS VINCENT III <b>Mail:</b> 4746 DUNAWAY LN PENSACOLA, FL 32526 <b>Situs:</b> 4746 DUNAWAY LN 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<b>Assessments</b> <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>2024</td> <td>\$21,945</td> <td>\$147,265</td> <td>\$169,210</td> <td>\$168,441</td> </tr> <tr> <td>2023</td> <td>\$21,945</td> <td>\$141,590</td> <td>\$163,535</td> <td>\$163,535</td> </tr> <tr> <td>2022</td> <td>\$21,945</td> <td>\$127,149</td> <td>\$149,094</td> <td>\$137,397</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2024	\$21,945	\$147,265	\$169,210	\$168,441	2023	\$21,945	\$141,590	\$163,535	\$163,535	2022	\$21,945	\$127,149	\$149,094	\$137,397																																								
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<b>Sales Data Type List:</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>02/11/2021</td> <td>8573</td> <td>1801</td> <td>\$100</td> <td>QC</td> <td>Y</td> <td></td> </tr> <tr> <td>09/10/2020</td> <td>8368</td> <td>350</td> <td>\$130,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>10/03/2019</td> <td>8178</td> <td>134</td> <td>\$4,300</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>11/10/2014</td> <td>7256</td> <td>97</td> <td>\$100</td> <td>QC</td> <td>Y</td> <td></td> </tr> <tr> <td>04/2006</td> <td>5885</td> <td>1539</td> <td>\$157,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>05/2005</td> <td>5638</td> <td>118</td> <td>\$157,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>02/1985</td> <td>2027</td> <td>887</td> <td>\$100</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>01/1975</td> <td>1041</td> <td>330</td> <td>\$100</td> <td>WD</td> <td>Y</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Sale Date	Book	Page	Value	Type	Multi Parcel	Records	02/11/2021	8573	1801	\$100	QC	Y		09/10/2020	8368	350	\$130,000	WD	Y		10/03/2019	8178	134	\$4,300	WD	Y		11/10/2014	7256	97	\$100	QC	Y		04/2006	5885	1539	\$157,000	WD	Y		05/2005	5638	118	\$157,000	WD	Y		02/1985	2027	887	\$100	WD	Y		01/1975	1041	330	\$100	WD	Y		<b>2024 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION	
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<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																																																																



**Buildings**

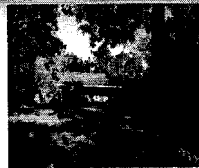
Address: 4746 DUNAWAY LN, Improvement Type: SINGLE FAMILY, Year Built: 1985, Effective Year: 1985, PA Building ID#: 95183

**Structural Elements**

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1758 Total SF  
BASE AREA - 1550  
OPEN PORCH FIN - 208

Images



12/6/2024 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: 03/20/2025 (tc.57070)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 03907**, 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:

(see attached)

**SECTION 14, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090739000 (0725-73)**

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

**MARGARET L RUSSELL and ENOS VINCENT RUSSELL III**

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 20th day of March 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



## LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 623.95 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST FOR 340.97 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 52 SECONDS WEST FOR 104.60 FEET; THENCE RUN SOUTH 01 DEGREES 30 MINUTES 38 SECONDS WEST FOR 177.38 FEET; THENCE RUN SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST FOR 35.57 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST FOR 162.06 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE FOR 74.00 FEET TO THE POINT OF BEGINNING. OR 8368 P 350 OR 8573 P 1801 LESS AND EXCEPT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 83 DEGREES 35 MINUTES 00 SECONDS EAST FOR 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KLONDIKE ROAD; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR 292.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 07 MINUTES 49 SECONDS EAST FOR 487.77 FEET; THENCE RUN SOUTH 00 DEGREES 27 MINUTES 34 SECONDS EAST FOR 173.37 FEET; THENCE RUN NORTH 89 DEGREES 37 MINUTES 26 SECONDS WEST FOR 487.77 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 177.38 FEET TO THE POINT OF BEGINNING



**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 #: 09-0739-000 CERTIFICATE #: 2022-3907

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 21, 2005 to and including March 21, 2025 Abstractor: Andrew Hunt

BY

Michael A. Campbell,  
As President  
Dated: March 26, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

March 26, 2025

Tax Account #: **09-0739-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MARGARET L RUSSELL AND ENOS VINCENT RUSSELL III**

**By Virtue of Warranty Deed recorded 9/14/2020 in OR 8368/350 together with Quit Claim Deed recorded 7/14/2021 in OR 8573/1801**

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. **Fine and Cost Lien in favor of Escambia County recorded 10/31/2012 – OR 6928/735**
  - b. **Civil Lien in favor of Escambia County recorded 9/18/2015 – OR 7407/1665**

4. Taxes:

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

**Tax Account #: 09-0739-000**

**Assessed Value: \$168,441.00**

**Exemptions: HOMESTEAD**

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 #:** 09-0739-000

**CERTIFICATE #:** 2022-3907

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.

**MARGARET L RUSSELL AND  
ENOS VINCENT RUSSELL III  
4746 DUNAWAY LN  
PENSACOLA, FL 32526**

**MARGARET L RUSSELL AND  
ENOS VINCENT RUSSELL III  
621 JACKS BRANCH RD  
CANTONMENT, FL 32533**

Certified and delivered to Escambia County Tax Collector, this 26<sup>th</sup> 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 26, 2025**

**Tax Account #:09-0739-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 623.95 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST FOR 340.97 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 52 SECONDS WEST FOR 104.60 FEET; THENCE RUN SOUTH 01 DEGREES 30 MINUTES 38 SECONDS WEST FOR 177.38 FEET; THENCE RUN SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST FOR 35.57 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST FOR 162.06 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE FOR 74.00 FEET TO THE POINT OF BEGINNING. OR 8368 P 350 OR 8573 P 1801 LESS AND EXCEPT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 83 DEGREES 35 MINUTES 00 SECONDS EAST FOR 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KLONDIKE ROAD; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR 292.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 07 MINUTES 49 SECONDS EAST FOR 487.77 FEET; THENCE RUN SOUTH 00 DEGREES 27 MINUTES 34 SECONDS EAST FOR 173.37 FEET; THENCE RUN NORTH 89 DEGREES 37 MINUTES 26 SECONDS WEST FOR 487.77 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 177.38 FEET TO THE POINT OF BEGINNING.**

**SECTION 14, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-0739-000(0725-73)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. WE DO NOT FIND A LESS OUT FOR THE ROAD RIGHT OF WAY.**

**Recorded in Public Records 9/14/2020 10:03 AM OR Book 8368 Page 350,  
Instrument #2020076298, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$910.00**

Prepared By and Return To:

Michele Diglio-Benkiran, Esquire  
Legal Counsel PA  
13330 W. Colonial Drive Unit 110  
Winter Garden, FL 34787  
407-982-4321  
Consideration: \$130,000.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 10th day of September, 2020 between **Protected Property, LLC**, a Florida limited liability company LLC, a Florida Limited Liability Company, whose post office address is 13330 W. Colonial Drive, Unit 110, Winter Garden, FL 34787, grantor, and **Margaret L. Russell**, a single woman, whose post office address is 4746 Dunaway Lane, Pensacola, FL 32526, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

***Parcel I:***

***Commence at the Southwest corner of Section 14, Township 1 South, Range 31 West, Escambia County, Florida; thence run North 90 degrees 00 minutes 00 seconds East along the South line of said Section for 623.95 feet for the Point of Beginning; thence run North 00 degrees 05 minutes 08 seconds West for 340.97 feet; thence run South 89 degrees 34 minutes 52 seconds West for 104.60 feet; thence run South 01 degrees 30 minutes 38 seconds West for 177.38 feet; thence run South 88 degrees 40 minutes 22 seconds East for 35.57 feet; thence run South 00 degrees 05 minutes 08 seconds East for 162.06 feet to the South line of said Section; thence run North 90 degrees 00 minutes 00 seconds East along said South line for 74.00 feet to the Point of Beginning.***

***Parcel II:***

***Commence at the Northwest corner of the South half, of the Southwest Quarter, of the Southwest Quarter of Section 14, Township 1 South, Range 31 West, Escambia County, Florida; thence run North 83 degrees 35 minutes East for 33.01 feet to the East right-of-way line of Klondike Road; thence run South 0 degrees 00 seconds East along the said right-of-way line for 292.84 feet to the Point of Beginning; thence run South 89 degrees 09 minutes 45 seconds East for 487.77 feet; thence run South 0 degrees 00 minutes East for 177.38 feet; thence***

**BK: 8368 PG: 351**

*run North 89 degrees 09 minutes 45 seconds West for 487.77 feet to the said East right-of-way line; thence run North 0 degrees 00 minutes East along said right-of-way line for 177.38 feet to the Point of Beginning.*

*Less and except:*

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*Parcel Identification Number: 14-1S-31-3303-000-003*

*Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.*

**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, 2019**.

**BK: 8368 PG: 352 Last Page**

**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: *Sandra M Brooks* Protected Property, LLC, a Florida limited liability company  
Print Name: SANDRA M. BROOKS

Witness Signature: *W. Brooks* By: Lake Side SH, LLC, a Wyoming limited liability company  
Print Name: WYOMING BROOKS

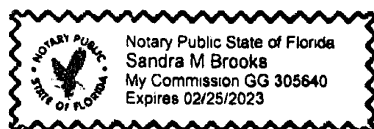
By: Anthony Prisciandaro, Manager  
Its: Manager

State of Florida  
County of Seminole

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of September, 2020, by Anthony Prisciandaro, Manager of Lake Side SH, LLC, a Wyoming limited liability company, the Manager of Protected Property, LLC, a Florida limited liability company, on behalf of said LLC. He ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.

*Sandra M Brooks*  
Notary Public, State of Florida

[Notary Seal]





Recorded in Public Records 7/14/2021 8:19 AM OR Book 8573 Page 1801,  
Instrument #2021077140, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

This instrument prepared by:  
CHARLES H. OVERMAN, III, ESQUIRE  
Florida Bar # 164209  
Northwest Florida Legal Services, Inc.  
226 South Palafox Street, 10<sup>th</sup> Floor  
Pensacola, FL 32502

Parcel I.D. No.: 141S313303000003  
Escambia County Property Appraiser

**STATE OF FLORIDA**  
**COUNTY OF ESCAMBIA**

### THIS QUIT CLAIM DEED

Made this 11<sup>th</sup> day of February, 2021 by **Margaret L. Russell, a single woman**, hereinafter called the Grantor, to **Margaret L. Russell and Enos Vincent Russell III, as joint tenants with full rights of survivorship**, whose address is 621 Jacks Branch Rd., Cantonment FL 32533 hereinafter called the Grantee.

*(Whenever used herein the term "grantor" and "grantee" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, whenever the content so admits or requires.)*

**Witnesseth**, that the Grantor, for and in consideration of the sum of **\$1.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto the Grantee all that certain land, situated in Escambia County, State of Florida, to-wit:

PLEASE SEE ATTACHED SCHEDULE "A" FOR COMPLETE LEGAL DESCRIPTION.

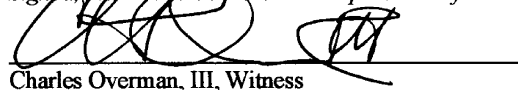
The preparer of this deed has not performed a title search.

Together with all appurtenances thereto belonging or in anywise appertaining.


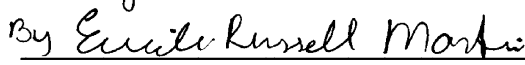
**To Have and to Hold**, the same in fee simple forever.

**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:

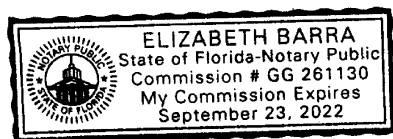
  
Charles Overman, III, Witness

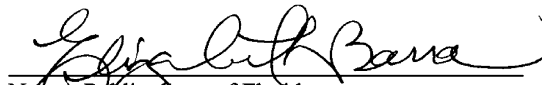
  
Elizabeth Barra, Witness

  
By   
**Margaret L. Russell, by Emilie Russell Martin,**  
**her Attorney-in-Fact, Grantor**

**STATE OF FLORIDA**  
**COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged, subscribed and sworn to before me by means of ( ☒ ) physical presence or ( ) online notarization this 11<sup>th</sup> day of February 2021, by **Margaret L. Russell**, who is ( ) personally known to me, or ( ☒ ) who has produced a valid driver's license as identification.



  
Notary Public, State of Florida

## SCHEDULE A

**Parcel I:**

*Commence at the Southwest corner of Section 14, Township 1 South, Range 31 West, Escambia County, Florida; thence run North 90 degrees 00 minutes 00 seconds East along the South line of said Section for 623.95 feet for the Point of Beginning; thence run North 00 degrees 05 minutes 08 seconds West for 340.97 feet; thence run South 89 degrees 34 minutes 52 seconds West for 104.60 feet; thence run South 01 degrees 30 minutes 38 seconds West for 177.38 feet; thence run South 88 degrees 40 minutes 22 seconds East for 35.57 feet; thence run South 00 degrees 05 minutes 08 seconds East for 162.06 feet to the South line of said Section; thence run North 90 degrees 00 minutes 00 seconds East along said South line for 74.00 feet to the Point of Beginning.*

**Parcel II:**

*Commence at the Northwest corner of the South half, of the Southwest Quarter, of the Southwest Quarter of Section 14, Township 1 South, Range 31 West, Escambia County, Florida; thence run North 83 degrees 35 minutes East for 33.01 feet to the East right-of-way line of Klondike Road; thence run South 0 degrees 00 seconds East along the said right-of-way line for 292.84 feet to the Point of Beginning; thence run South 89 degrees 09 minutes 45 seconds East for 487.77 feet; thence run South 0 degrees 00 minutes East for 177.38 feet; thence run North 89 degrees 09 minutes 45 seconds West for 487.77 feet to the said East right-of-way line; thence run North 0 degrees 00 minutes East along said right-of-way line for 177.38 feet to the Point of Beginning.*

**Less and except:**

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**Parcel Identification Number: 14-1S-31-3303-000-003**

Recorded in Public Records 10/31/2012 at 02:09 PM OR Book 6928 Page 735,  
Instrument #2012083377, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2012 MM 025802 A

DIVISION: IV

DATE OF BIRTH: 08/20/1974

SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: LEONARD VAN KIRKSEY  
4746 DUNAWAY LANE  
PENSACOLA FL 32526

**FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES**

On October 23, 2012, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

**IT IS ADJUDGED** that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$50.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (4.75%) until satisfied.

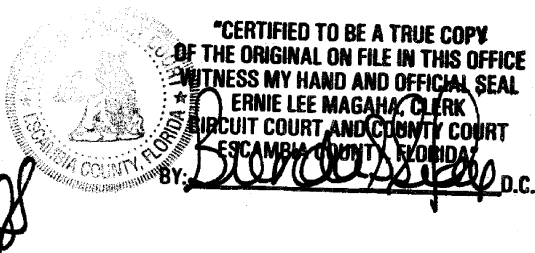
It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida, this 26 day of Oct, 2012

*Thomas E Johnson*  
COUNTY JUDGE

Copy to: DEFENDANT



Case: 2012 MM 025802 A



00086441844

Dkt: CERTLIEN Pg#:

ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2012 OCT 29 P 4: 11  
COUNTY CLERK DIVISION  
FILED & RECORDED

MMFNLCHRG (10/2012)

Recorded in Public Records 09/18/2015 at 10:10 AM OR Book 7407 Page 1665,  
Instrument #2015071286, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

## IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2015 MM ~~00000000~~ 000792

vs.

DIVISION: II

Name: Leonard Van Kirksey

Defendant.

CIVIL LIEN

**THIS CAUSE** comes before the Court for a plea on **July 31, 2015**. Upon the evidence presented, the Court assesses **\$110.00** in Cost of Supervision, **\$50.00** Hearing Fee. Therefore, the Court determines that **\$160.00** is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

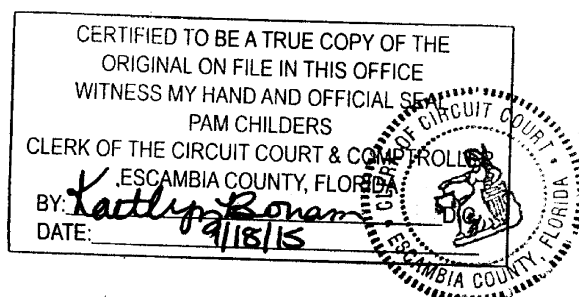
**ORDERED AND ADJUDGED** that the above-named Defendant shall pay cost of supervision fees to the **Department of Community Corrections**, in the amount of **\$160.00** which shall accrue interest at the rate of four & seventy-five percent (4.75%) per annum.

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

**DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida, the 11 day of Sept 2015.

*Darlene F. Dickey*  
Judge Darlene F. Dickey

cc: Community Corrections – Accounting



FILED & RECORDED  
2015 SEP 11 P 3:16  
PAM CHILDERS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03907 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:

MARGARET L RUSSELL 4746 DUNAWAY LN PENSACOLA, FL 32526	ENOS VINCENT RUSSELL III 4746 DUNAWAY LN PENSACOLA, FL 32526
--------------------------------------------------------------	--------------------------------------------------------------------

MARGARET L RUSSELL 621 JACKS BRANCH RD CANTONMENT FL 32533	ENOS VINCENT RUSSELL III 621 JACKS BRANCH RD CANTONMENT FL 32533
------------------------------------------------------------------	------------------------------------------------------------------------

ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	COMMUNITY CORRECTIONS 6400 N W ST PENSACOLA FL 32505
-------------------------------------------------------------------------------------	------------------------------------------------------------

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 **FIG 20 LLC** holder of **Tax Certificate No. 03907**, 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:

(see attached)

**SECTION 14, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090739000 (0725-73)**

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

**MARGARET L RUSSELL and ENOS VINCENT RUSSELL III**

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.

## LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 623.95 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST FOR 340.97 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 52 SECONDS WEST FOR 104.60 FEET; THENCE RUN SOUTH 01 DEGREES 30 MINUTES 38 SECONDS WEST FOR 177.38 FEET; THENCE RUN SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST FOR 35.57 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST FOR 162.06 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE FOR 74.00 FEET TO THE POINT OF BEGINNING. OR 8368 P 350 OR 8573 P 1801 LESS AND EXCEPT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 83 DEGREES 35 MINUTES 00 SECONDS EAST FOR 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KLONDIKE ROAD; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR 292.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 07 MINUTES 49 SECONDS EAST FOR 487.77 FEET; THENCE RUN SOUTH 00 DEGREES 27 MINUTES 34 SECONDS EAST FOR 173.37 FEET; THENCE RUN NORTH 89 DEGREES 37 MINUTES 26 SECONDS WEST FOR 487.77 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 177.38 FEET TO THE POINT OF BEGINNING

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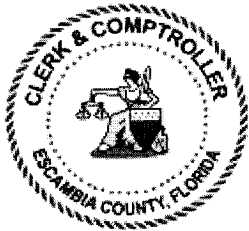
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**Post Property:**

**4746 DUNAWAY LN 32526**



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

By:  
Emily Hogg  
Deputy Clerk

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# LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 623.95 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST FOR 340.97 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 52 SECONDS WEST FOR 104.60 FEET; THENCE RUN SOUTH 01 DEGREES 30 MINUTES 38 SECONDS WEST FOR 177.38 FEET; THENCE RUN SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST FOR 35.57 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST FOR 162.06 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE FOR 74.00 FEET TO THE POINT OF BEGINNING. OR 8368 P 350 OR 8573 P 1801 LESS AND EXCEPT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 83 DEGREES 35 MINUTES 00 SECONDS EAST FOR 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KLONDIKE ROAD; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR 292.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 07 MINUTES 49 SECONDS EAST FOR 487.77 FEET; THENCE RUN SOUTH 00 DEGREES 27 MINUTES 34 SECONDS EAST FOR 173.37 FEET; THENCE RUN NORTH 89 DEGREES 37 MINUTES 26 SECONDS WEST FOR 487.77 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 177.38 FEET TO THE POINT OF BEGINNING

## WARNING

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 03907**, 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:

(see attached)

**SECTION 14, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090739000 (0725-73)**

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

**MARGARET L RUSSELL and ENOS VINCENT RUSSELL III**

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.

### Personal Services:

**MARGARET L RUSSELL**  
4746 DUNAWAY LN  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA





By:  
Emily Hogg  
Deputy Clerk

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4746 DUNAWAY LN  
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

0725.73

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO25CIV017652NON

**Agency Number:** 25-006426

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03907 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE MARGARET L RUSSELL AND ENOS VINCENT RUSSELL III

**Defendant:**

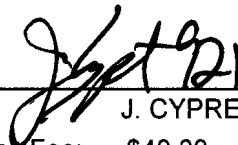
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 5/23/2025 at 8:54 AM and served same on ENOS VINCENT RUSSELL III , at 7:43 AM on 5/27/2025 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

006426

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NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 03907**, 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:

(see attached)

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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.

### Personal Services:

**ENOS VINCENT RUSSELL III**  
4746 DUNAWAY LN  
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 AM 8:58

ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

## LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 623.95 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST FOR 340.97 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 52 SECONDS WEST FOR 104.60 FEET; THENCE RUN SOUTH 01 DEGREES 30 MINUTES 38 SECONDS WEST FOR 177.38 FEET; THENCE RUN SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST FOR 35.57 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST FOR 162.06 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE FOR 74.00 FEET TO THE POINT OF BEGINNING. OR 8368 P 350 OR 8573 P 1801 LESS AND EXCEPT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 83 DEGREES 35 MINUTES 00 SECONDS EAST FOR 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KLONDIKE ROAD; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR 292.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 07 MINUTES 49 SECONDS EAST FOR 487.77 FEET; THENCE RUN SOUTH 00 DEGREES 27 MINUTES 34 SECONDS EAST FOR 173.37 FEET; THENCE RUN NORTH 89 DEGREES 37 MINUTES 26 SECONDS WEST FOR 487.77 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 177.38 FEET TO THE POINT OF BEGINNING



0725.73

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO25CIV017562NON

**Agency Number:** 25-006473

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03907 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE MARGARET L RUSSELL AND VINCENT RUSSELL III  
**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/23/2025 at 8:50 AM and served same at 7:43 AM on 5/27/2025 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

006473

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 03907**, 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:

(see attached)

**SECTION 14, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090739000 (0725-73)**

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

**MARGARET L RUSSELL and ENOS VINCENT RUSSELL III**

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.

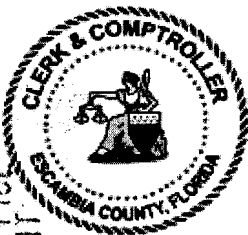
### Post Property:

4746 DUNAWAY LN 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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RECEIVED

2025 MAY 23 PM 0:50

ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

## LEGAL DESCRIPTION

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012573

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO25CIV017488NON

**Agency Number:** 25-006427

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03907 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** MARGARET L RUSSELL AND ENOS VINCENT RUSSELL III

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 5/23/2025 at 8:53 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for MARGARET L RUSSELL , Writ was returned to court UNEXECUTED on 5/27/2025 for the following reason:

PER RESIDENT( ENOS VINCENT RUSSELL) AT 4746 DUNAWAY LN, SUBJECT IS DECEASED.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

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**MARGARET L RUSSELL**  
4746 DUNAWAY LN  
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 AM 9:00  
ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

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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 FIG 20 LLC holder of Tax Certificate No. 03907, 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:

(see attached)

SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090739000 (0725-73)

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

MARGARET L RUSSELL and ENOS VINCENT RUSSELL III

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.

### Personal Services:

MARGARET L RUSSELL  
4746 DUNAWAY LN  
PENSACOLA, FL 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.

## LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 623.95 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST FOR 340.97 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 52 SECONDS WEST FOR 104.60 FEET; THENCE RUN SOUTH 01 DEGREES 30 MINUTES 38 SECONDS WEST FOR 177.38 FEET; THENCE RUN SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST FOR 35.57 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST FOR 162.06 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE FOR 74.00 FEET TO THE POINT OF BEGINNING. OR 8368 P 350 OR 8573 P 1801 LESS AND EXCEPT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 83 DEGREES 35 MINUTES 00 SECONDS EAST FOR 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KLONDIKE ROAD; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR 292.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 07 MINUTES 49 SECONDS EAST FOR 487.77 FEET; THENCE RUN SOUTH 00 DEGREES 27 MINUTES 34 SECONDS EAST FOR 173.37 FEET; THENCE RUN NORTH 89 DEGREES 37 MINUTES 26 SECONDS WEST FOR 487.77 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 177.38 FEET TO THE POINT OF BEGINNING



MARGARET L RUSSELL [0725-73]  
4746 DUNAWAY LN  
PENSACOLA, FL 32526

9171 9690 0935 0127 1934 91

ENOS VINCENT RUSSELL III [0725-73]  
4746 DUNAWAY LN  
PENSACOLA, FL 32526

9171 9690 0935 0127 1935 07

MARGARET L RUSSELL [0725-73]  
621 JACKS BRANCH RD  
CANTONMENT FL 32533

9171 9690 0935 0127 1935 14

ENOS VINCENT RUSSELL III [0725-73]  
621 JACKS BRANCH RD  
CANTONMENT FL 32533

9171 9690 0935 0127 1935 21

ESCAMBIA COUNTY / STATE OF  
FLORIDA [0725-73]  
190 GOVERNMENTAL CENTER  
PENSACOLA FL 32502

---

COMMUNITY CORRECTIONS  
[0725-73]  
6400 N W ST  
PENSACOLA FL 32505

9171 9690 0935 0127 1935 38

*Complete*

**CERTIFIED MAIL™**

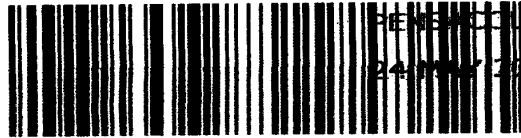
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

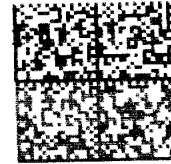
Pensacola FL 32502



9171 9690 0935 0127 1935 14

PENSACOLA FL 325

24 JUN 2025AM



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

05/23/2025 ZIP 32502  
043M31719251

US POSTAGE

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2025 JUN 16 A 11:05

ESCAMBIA COUNTY, FL

*Dec.*

MARGARET L RUSSELL [0725-73]  
621 JACKS BRANCH RD  
CANTONMENT FL 32533

-R-T-S- 325334528-1N 009 06/11/25

RETURN TO SENDER

DECEASED

UNABLE TO FORWARD

RETURN TO SENDER



32533-32533

**CERTIFIED MAIL™**

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



9171 9690 0935 0127 1935 21

PENSACOLA FL 325  
14 JUN 2025AM



quadiant  
FIRST-CLASS MAIL  
IMI  
**\$008.16<sup>9</sup>**  
05/23/2025 ZIP 32502  
043M31219251

US POSTAGE

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2025 JUN 10 A 10:34

ESCAMBIA COUNTY, FL

**IA**

ENOS VINCENT RUSSELL III [0725-73]  
621 JACKS BRANCH RD  
CANTONMENT FL 32533

NIXIE

326 DE 1

0005/29/25

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

BC: 32502583335

\*2091-00107-29-25

IA

32502>5833

32533-925821

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2025 JUN 24 A 10:14  
ESCAMBIA COUNTY, FL

COMMUNITY CORRECTIONS

[0725-73]

6400 N W ST

PENSACOLA FL 32505

9326020002843500

ANK

32502-5874-1003

**CERTIFIED MAIL™**



PENSACOLA FL 325

24 MAY 2025AM

9171 9690 0935 0127 1935 38



quadiant

FIRST-CLASS MAIL

IMI

**\$008.16<sup>9</sup>**

05/23/2025 ZIP 32502  
043M31219251

US POSTAGE

RETURN TO SENDER

RECEIVED  
MAY 27 2025

NIXIE

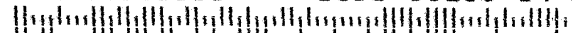
326 D2 1

0006/19/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335

\*2638-00190-24-23



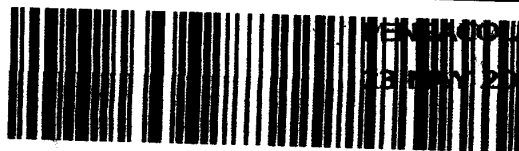
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

ALL CHILDERS  
COMPTROLLER  
FILED

JUN 25 A 10:30  
SCAMIA COUNTY, FL

MARGARET L RUSSELL [0725-73]  
4746 DUNAWAY LN  
PENSACOLA, FL 32526

**CERTIFIED MAIL™**



9171 9690 0935 0127 1934 91

PENSACOLA FL 325

13 MAY 2025AM 1:03



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

05/22/2025 ZIP 32502  
043M31219251

US POSTAGE

M. 5127

NIXIE 326 DE 1 0006/18/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC  
32526-32526  
32502-32502

BC: 32502583335 \*2638-06221-23-15





# 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 03907

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 11:07:56 -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 11:08:12 -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 2

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 03907, 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:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 623.95 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST FOR 340.97 FEET; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 52 SECONDS WEST FOR 104.60 FEET; THENCE RUN SOUTH 01 DEGREES 30 MINUTES 38 SECONDS WEST FOR 177.38 FEET; THENCE RUN SOUTH 88 DEGREES 40 MINUTES 22 SECONDS EAST FOR 35.57 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 08 SECONDS EAST FOR 162.06 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE FOR 74.00 FEET TO THE POINT OF BEGINNING. OR 8368 P 350 OR 8573 P 1801 LESS AND EXCEPT: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 31 WEST ESCAMBIA COUNTY, FLORIDA; THENCE RUN NORTH 83 DEGREES 35 MINUTES 00 SECONDS EAST FOR 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF KLONDIKE ROAD; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR 292.84 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 07 MINUTES 49 SECONDS EAST FOR 487.77 FEET; THENCE RUN SOUTH 00 DEGREES 27 MINUTES 34 SECONDS EAST FOR 173.37 FEET; THENCE RUN NORTH 89 DEGREES 37 MINUTES 26 SECONDS WEST FOR 487.77 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 177.38 FEET TO THE POINT OF BEGINNING SECTION 14, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090739000  
(0725-73)

The assessment of the said property under the said certificate issued was in the name of MARGARET L RUSSELL and ENOS VINCENT RUSSELL III

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 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

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

*Heather Tuttle*

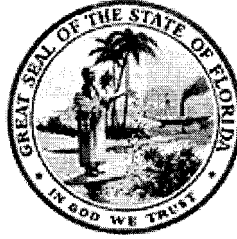
HEATHER TUTTLE  
NOTARY PUBLIC

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C00001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2025.06.19 11:08:22 -05'00'



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

**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

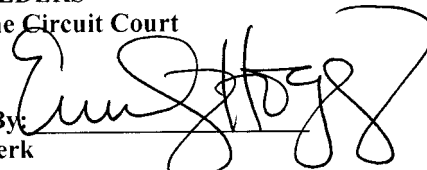
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 090739000 Certificate Number: 003907 of 2022**

**Payor: EMILY MARTIN 1825 HANDY RD CANTONMENT FL 32533      Date 7/1/2025**

Clerk's Check #	1	Clerk's Total	\$483.36
Tax Collector Check #	1	Tax Collector's Total	\$6,808.40
		Postage	\$32.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,341.56

*r 256.95 card fee*  
**7,598.5**

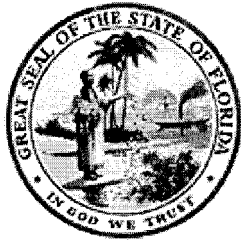
**PAM CHILDERS**  
Clerk of the Circuit Court

Received 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 003907**

**Redeemed Date 7/1/2025**

**Name EMILY MARTIN 1825 HANDY RD CANTONMENT FL 32533**

Clerk's Total = TAXDEED	\$483.36
Due Tax Collector = TAXDEED	\$6,808.40
Postage = TD2	\$32.80
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: 090739000 Certificate Number: 003907 of 2022**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/2/2025"/>	Redemption Date <input type="text" value="7/1/2025"/>
Months	4	4
Tax Collector	<input type="text" value="\$6,417.12"/>	<input type="text" value="\$6,417.12"/>
Tax Collector Interest	\$385.03	\$385.03
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,808.40	<input type="text" value="\$6,808.40"/> 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	\$27.36	<input type="text" value="\$27.36"/>
Total Clerk	\$483.36	<input type="text" value="\$483.36"/> CLF
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="\$32.80"/>	<input type="text" value="\$32.80"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$7,341.56	\$7,341.56
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	<input type="text" value="9290"/>	<input type="text" value="1075"/>