



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

0425-86

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ELEVENTH TALENT, LLC PO BOX 769 PALM CITY, FL 34991		Application date	Jun 14, 2024	
Property description	BLUE ANGEL MHP LLC UNIT 3B 648 ANCHORS ST NW FORT WALTON BEACH, FL 32548 5265 N BLUE ANGEL PKWY 10-1336-100 BEG AT NE COR OF ALEXANDER LOVE GRANT SLY ALG E LI OF GRANT 1632 38/100 FT DEFLECT 89 DEG 43 MIN 26 (Full legal attached.)		Certificate #	2022 / 4801	
			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)	
# 2022/4801	06/01/2022	523.97	26.20	550.17	
# 2024/5044	06/01/2024	602.98	30.15	633.13	
→Part 2: Total*				1,183.30	
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)
# 2023/4941	06/01/2023	585.31	6.25	91.94	683.50
Part 3: Total*					683.50
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					1,866.80
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
4. Property information report fee					200.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00
7. Total Paid (Lines 1-6)					2,241.80
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: <u>Candice Lewis</u> Signature, Tax Collector or Designee			Escambia, Florida Date <u>June 18th, 2024</u>		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 12.50

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE COR OF ALEXANDER LOVE GRANT SLY ALG E LI OF GRANT 1632 38/100 FT DEFLECT 89 DEG 43 MIN 26 SEC RT 1062 6/100 FT TO W R/W LI OF BLUE ANGEL PKY FOR POB DEFLECT 88 DEG 49 MIN 15 SEC LEFT ALG W R/W LI OF BLUE ANGEL PKY 20 FT DEFLECT 88 DEG 49 MIN 21 SEC RT 309 11/100 FT DEFLECT 89 DEG 12 MIN 56 SEC LEFT 80 FT DEFLECT 89 DEG 12 MIN 50 SEC RT 110 FT DEFLECT 90 DEG 47 MIN 10 SEC RT 100 FT DEFLECT 89 DEG 12 MIN 56 SEC RT 419 25/100 FT TO POB OR 8599 P 972

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400899

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ELEVENTH TALENT, LLC
PO BOX 769
PALM CITY, FL 34991,

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
10-1336-100	2022/4801	06-01-2022	BEG AT NE COR OF ALEXANDER LOVE GRANT SLY ALG E LI OF GRANT 1632 38/100 FT DEFLECT 89 DEG 43 MIN 26 SEC RT 1062 6/100 FT TO W R/W LI OF BLUE ANGEL PKY FOR POB DEFLECT 88 DEG 49 MIN 15 SEC LEFT ALG W R/W LI OF BLUE ANGEL PKY 20 FT DEFLECT 88 DEG 49 MIN 21 SEC RT 309 11/100 FT DEFLECT 89 DEG 12 MIN 56 SEC LEFT 80 FT DEFLECT 89 DEG 12 MIN 50 SEC RT 110 FT DEFLECT 90 DEG 47 MIN 10 SEC RT 100 FT DEFLECT 89 DEG 12 MIN 56 SEC RT 419 25/100 FT TO POB OR 8599 P 972

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
ELEVENTH TALENT, LLC
PO BOX 769
PALM CITY, FL 34991

06-14-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	3625311008001004					Year	Land	Imprv	Total	Cap Val
Account:	101336100					2023	\$12,285	\$17,291	\$29,576	\$29,576
Owners:	BLUE ANGEL MHP LLC					2022	\$12,285	\$15,796	\$28,081	\$28,081
Mail:	UNIT 3B 648 ANCHORS ST NW FORT WALTON BEACH, FL 32548					2021	\$7,605	\$15,856	\$23,461	\$23,461
Situs:	5265 N BLUE ANGEL PKWY 32526					Disclaimer				
Use Code:	MOBILE HOME					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None				
08/17/2021	8599	972	\$23,500	WD		Legal Description				
07/17/2020	8338	908	\$100	QC		BEG AT NE COR OF ALEXANDER LOVE GRANT SLY ALG E LI OF				
06/17/2020	8315	252	\$85,000	WD		GRANT 1632 38/100 FT DEFLECT 89 DEG 43 MIN 26 SEC RT				
06/17/2020	8315	251	\$100	QC		1062...				
03/2002	4873	1713	\$100	QC		Extra Features				
07/1993	3416	392	\$17,000	WD		CARPORT				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						METAL GARAGE				
Parcel Information						Launch Interactive Map				

Section
Map Id:
36-2S-31-2

Approx.
Acreage:
0.3906

Zoned: P
LDR

Evacuation
& Flood
Information
[Open
Report](#)



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

Buildings

Address: 5265 N BLUE ANGEL PKWY, Year Built: 1987, Effective Year: 1987, PA Building ID#: 129481

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD


MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-7

NO. STORIES-1

STORY HEIGHT-0

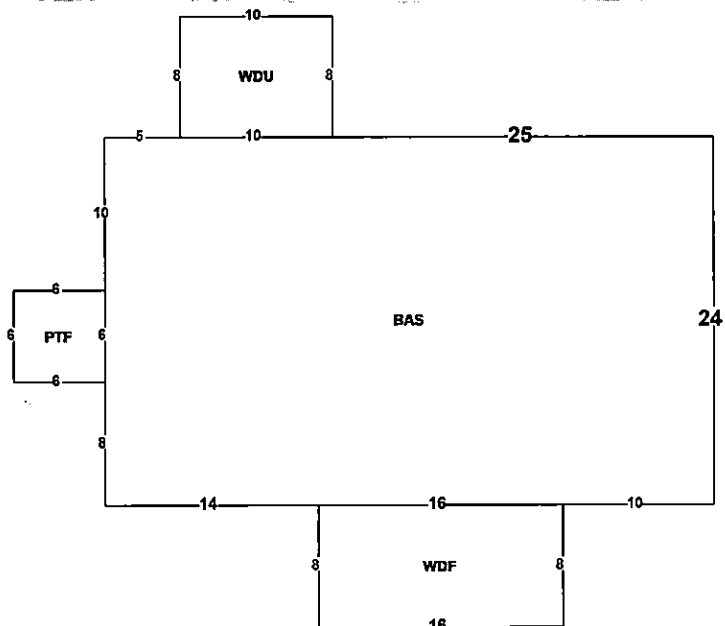
 Areas - 1204 Total SF

BASE AREA - 960

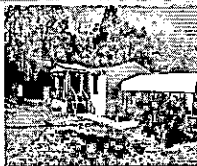
PATIO FINISHED - 36

WOOD DECK FIN - 128

WOOD DECK UNF - 80



Images



3/25/2022 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: 06/20/2024 (tc.7448)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT LLC** holder of **Tax Certificate No. 04801**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR OF ALEXANDER LOVE GRANT SLY ALG E LI OF GRANT 1632 38/100 FT DEFLECT 89 DEG 43 MIN 26 SEC RT 1062 6/100 FT TO W R/W LI OF BLUE ANGEL PKY FOR POB DEFLECT 88 DEG 49 MIN 15 SEC LEFT ALG W R/W LI OF BLUE ANGEL PKY 20 FT DEFLECT 88 DEG 49 MIN 21 SEC RT 309 11/100 FT DEFLECT 89 DEG 12 MIN 56 SEC LEFT 80 FT DEFLECT 89 DEG 12 MIN 50 SEC RT 110 FT DEFLECT 90 DEG 47 MIN 10 SEC RT 100 FT DEFLECT 89 DEG 12 MIN 56 SEC RT 419 25/100 FT TO POB OR 8599 P 972

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101336100 (0425-86)

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

BLUE ANGEL MHP LLC

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

Dated this 20th day of June 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-1336-100 CERTIFICATE #: 2022-4081

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: December 12, 2004 to and including December 12, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **10-1336-100**

1. The Grantee(s) of the last deed(s) of record is/are: **BLUE ANGEL MHP, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

By Virtue of Quit Claim Deed recorded 8/17/2021 in OR 8599/972

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. **Judgment in favor of Pen Air Federal Credit Union recorded 3/27/2017 – OR 7685/1263**
4. Taxes:

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

Tax Account #: 10-1336-100

Assessed Value: \$30,185.00

Exemptions: NONE

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

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 2, 2025

TAX ACCOUNT #: 10-1336-100

CERTIFICATE #: 2022-4081

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

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

BLUE ANGEL MHP LLC
648 ANCHORS ST NW UNIT 3B
FT WALTON BEACH, FL 32548

PEN AIR FEDERAL CREDIT UNION
1495 E NINE MILE RD
PENSACOLA, FL 32514

BLUE ANGEL MHP LLC
5265 N BLUE ANGEL PKWY
PENSACOLA, FL 32526

BLUE ANGEL MHP LLC
5301 N BLUE ANGEL PKWY 24
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 16th day of December, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

December 17, 2024

Tax Account #:10-1336-100

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NE COR OF ALEXANDER LOVE GRANT SLY ALG E LI OF GRANT 1632 38/100 FT
DEFLECT 89 DEG 43 MIN 26 SEC RT 1062 6/100 FT TO W R/W LI OF BLUE ANGEL PKY FOR
POB DEFLECT 88 DEG 49 MIN 15 SEC LEFT ALG W R/W LI OF BLUE ANGEL PKY 20 FT
DEFLECT 88 DEG 49 MIN 21 SEC RT 309 11/100 FT DEFLECT 89 DEG 12 MIN 56 SEC LEFT 80 FT
DEFLECT 89 DEG 12 MIN 50 SEC RT 110 FT DEFLECT 90 DEG 47 MIN 10 SEC RT 100 FT
DEFLECT 89 DEG 12 MIN 56 SEC RT 419 25/100 FT TO POB OR 8599 P 972**

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1336-100(0425-86)

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

Prepared by and Return to:
Blue Angel MHP, LLC
648 Anchors St. SW, Unit 3B
Ft. Walton Beach, FL, 32548
(850) 685-8669

Parcel ID-36-2S-31-1008-001-004

QUIT CLAIM DEED

This Quit Claim Deed is made on this 17th day of August, 2021 A.D., by , **Charles M. Pippin, a married man**, whose address is 2013 Jessica Way, Navarre, Florida 32566 hereinafter called the "Grantor," to **Blue Angel MHP LLC, A Florida Limited Liability Company**, whose post office address is 648 Anchors St. NW, Unit 3B, Ft. Walton Beach, FL, 32548, hereinafter called the "Grantee:"

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

Witnesseth, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Escambia County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 362S311008001004

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the Grantee 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 these witnesses:

Theresa M. Fleming
Witness Signature
Theresa M. Fleming
Witness Print Name:

Charles M. Pippin
Charles M. Pippin

Tyler Faulk
Witness Signature
Tyler Faulk
Witness Print Name:

State of Florida,
County of Okaloosa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 17 day of August 2021 by Charles M. Pippin, a married man, who is personally known to me or has produced valid driver's license as identification

Antionette D. Seals
NOTARY PUBLIC
Antionette D. Seals
Notary Print Name
My Commission Expires: 03-05-23



Okaloosa
County, State of Florida
The foregoing instrument was acknowledged
before me this 17 day of August
2021, by
Antionette D. Seals
(name of person seeking acknowledgment)
Antionette D. Seals
Notary Public
My Commission Expires: 03-05-23

EXHIBIT "A"

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida, thence Southerly along the East line of said Grant 1,632.38 feet; thence deflect 89 degrees 43 minutes 26 seconds right 1,062.06 feet to the West right of way line of Blue Angel Parkway and Point of Beginning. Thence deflect 88 degrees 49 minutes 15 seconds left along the West right of way line of Blue Angel Parkway a distance of 20.00 feet; thence deflect 88 degrees 49 minutes 21 seconds right a distance of 309.11 feet; thence deflect 89 degrees 12 minutes 56 seconds left 80.00 feet; thence deflect 89 degrees 12 minutes 50 seconds right 110.00 feet; thence deflect 90 degrees 47 minutes 10 seconds right 100.00 feet; thence deflect 89 degrees 12 minutes 56 seconds right 419.25 feet to the Point of Beginning.

Recorded in Public Records 3/9/2017 5:56 PM OR Book 7678 Page 800,
Instrument #2017017501, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 53417438 E-Filed 03/07/2017 05:29:39 PM

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

PEN AIR FEDERAL CREDIT
UNION,

CASE NO. 2016 SC 003944

Plaintiff,

vs.

LISA D. ARD A/K/A LISA ARD,

Defendant.

FINAL JUDGMENT

THIS CAUSE having come before the Court upon the Plaintiff's Motion for Final Judgment with the attached Affidavit of Plaintiff regarding the Conditional Judgment previously entered in this cause, and the Court having reviewed said pleadings, and being otherwise fully advised in the premises, it is

ORDERED AND ADJUDGED that Plaintiff, PEN AIR FEDERAL CREDIT UNION, recover from Defendant, LISA D. ARD A/K/A LISA ARD, the principal amount of \$4,890.40, interest in the amount of \$1,183.53, attorneys' fees in the amount of \$777.50, costs in the amount of \$370.00, repossession costs and fees in the amount of \$325.00 and late charges in the amount of \$39.86, making a

total of \$7,586.29 that shall bear interest at the rate of 4.97% per annum, for all of which let execution issue.

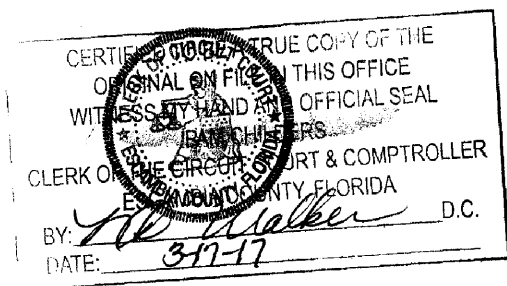
DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 7th day of March, 2017.


eSigned by COUNTY COURT JUDGE PAT KINSEY
on 03/07/2017 16:06:32 uXvunCFV

Plaintiff: PEN AIR FEDERAL CREDIT UNION
1495 E. Nine Mile Road
Pensacola, FL 32514

Copies furnished to:

James E. Sorenson, Esquire,
D. Tyler Van Leuven, Esquire,
J. Blair Boyd, Esquire,
Stephen Orsillo, Esquire and
Jessica A. Thompson, Esquire, of
Sorenson Van Leuven, PLLC
Post Office Box 3637
Tallahassee, FL 32315-3637
crservice@svllaw.com (E-Service E-Mail Address)



Attorneys for Plaintiff

Lisa D. Ard
a/k/a Lisa Ard
5526 Pipeline Road
Pensacola, FL 32505

Defendant

STATE OF FLORIDA
COUNTY OF ESCAMBIA

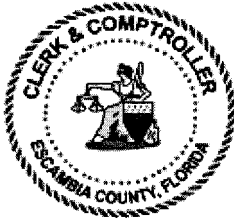
CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04801 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 13, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BLUE ANGEL MHP LLC 648 ANCHORS ST NW UNIT 3B FORT WALTON BEACH, FL 32548	BLUE ANGEL MHP LLC 5265 N BLUE ANGEL PKWY PENSACOLA, FL 32526
PEN AIR FEDERAL CREDIT UNION 1495 E NINE MILE RD PENSACOLA, FL 32514	BLUE ANGEL MHP LLC 5301 N BLUE ANGEL PKWY 24 PENSACOLA, FL 32526

WITNESS my official seal this 13th day of February 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 April 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 **ELEVENTH TALENT LLC** holder of **Tax Certificate No. 04801**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR OF ALEXANDER LOVE GRANT SLY ALG E LI OF GRANT 1632 38/100 FT DEFLECT 89 DEG 43 MIN 26 SEC RT 1062 6/100 FT TO W R/W LI OF BLUE ANGEL PKY FOR POB DEFLECT 88 DEG 49 MIN 15 SEC LEFT ALG W R/W LI OF BLUE ANGEL PKY 20 FT DEFLECT 88 DEG 49 MIN 21 SEC RT 309 11/100 FT DEFLECT 89 DEG 12 MIN 56 SEC LEFT 80 FT DEFLECT 89 DEG 12 MIN 50 SEC RT 110 FT DEFLECT 90 DEG 47 MIN 10 SEC RT 100 FT DEFLECT 89 DEG 12 MIN 56 SEC RT 419 25/100 FT TO POB OR 8599 P 972

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101336100 (0425-86)

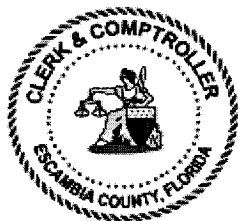
The assessment of the said property under the said certificate issued was in the name of

BLUE ANGEL MHP LLC

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

Dated this 18th day of February 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

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SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101336100 (0425-86)

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BLUE ANGEL MHP LLC

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Dated this 18th day of February 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:

5265 N BLUE ANGEL PKWY 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

BLUE ANGEL MHP LLC
648 ANCHORS ST NW UNIT 3B
FORT WALTON BEACH, FL 32548

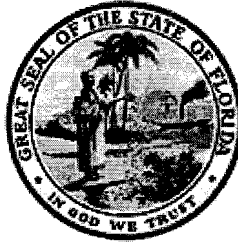
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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



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

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

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

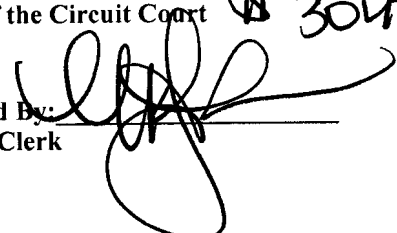
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 101336100 Certificate Number: 004801 of 2022**

**Payor: SOUTHERN INVESTMENT HOLDINGS LLC 1906 HI TECH LN FT WALTON BEACH FL
32547 Date 2/27/2025**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$524.40
Tax Collector's Total \$2,590.57
Postage \$32.80
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received ~~\$3,164.77~~

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

Reduced
\$ 3043.84

**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>**

BLUE ANGEL MHP LLC [0425-86]
648 ANCHORS ST NW UNIT 3B
FORT WALTON BEACH, FL 32548

9171 9690 0935 0128 0700 36

BLUE ANGEL MHP LLC [0425-86]
5265 N BLUE ANGEL PKWY
PENSACOLA, FL 32526

9171 9690 0935 0128 0700 29

PEN AIR FEDERAL CREDIT UNION
[0425-86]
1495 E NINE MILE RD
PENSACOLA, FL 32514

9171 9690 0935 0128 0700 12

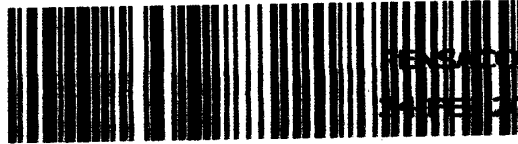
BLUE ANGEL MHP LLC [0425-86]
5301 N BLUE ANGEL PKWY 24
PENSACOLA, FL 32526

9171 9690 0935 0128 0700 05

Redeemed

CERTIFIED MAIL™

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



9171 9690 0935 0128 0700 29

PENSACOLA FL 32502
 24 FEB 2025 PM



quadiant
 FIRST-CLASS MAIL
 IMI
\$008.16⁹
 02/24/2025 ZIP 32502
 043M31219251

US POSTAGE

CLERK OF THE CIRCUIT COURT
 2025 MAR 22 A 12:03
 PENNA COUNTY, PA

BLUE ANGEL MHP LLC [0425-86]
 5265 N BLUE ANGEL PKWY
 PENSACOLA, FL 32526

1: 93270106550042

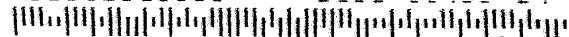
REF
 325260235755

LM 2/26

NIXIE 326 DE 1 0003/18/25

RETURN TO SENDER
 REFUSED
 UNABLE TO FORWARD

BC: 32502583335 *2638-00435-24-35



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0425-86

Document Number: ECSO25CIV006202NON

Agency Number: 25-003868

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04801 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BLUE ANGEL MHP LLC

Defendant:

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

Received this Writ on 2/21/2025 at 9:16 AM and served same at 9:45 AM on 2/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

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

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Dated this 18th day of February 2025.

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

By:
Emily Hogg
Deputy Clerk

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RECEIVED
FEB 23 4 09 PM
2025



OKALOOSA CO SHERIFF'S OFFICE
OKALOOSA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: OCSO25CIV001024NON

Agency Number: 16

Court: COUNTY

County: ESCAMBIA

Case Number: 101336100

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT
CIVIL
P.O. BOX 333
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Defendant: BLUE ANGEL MHP LLC

Type of Process: TAX DEED WARNING / NOTICE OF APPLICATION

CORPORATE - OFFICER

TO: BLUE ANGEL MHP LLC

Received this Writ on 2/27/2025 at 5:15 PM and served same on BLUE ANGEL MHP LLC, the within named, in OKALOOSA COUNTY, FL, at at 8:45 AM on 3/3/2025 by delivering a true copy of the Writ with the date and hour of service endorsed thereon by me, as furnished by the plaintiff, to CHALRES PIPPIN, OWNER, in the absence of any higher ranking officer as defined in Florida Statute 48.081(1).

ERIC ADEN, SHERIFF
OKALOOSA COUNTY, FL

By:  167

J. HALL, D.S

Service Fee: \$40.00
Receipt No: 52238-25-D

Printed By: BROWNKE

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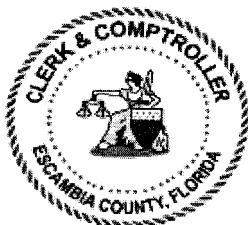
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648 ANCHORS ST NW UNIT 3B
FORT WALTON BEACH, FL 32548

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
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RECEIVED OSCO
FEB 27 125 PM 01:30

THE SUMMATION WEEKLY

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

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR2/26-3/19TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7767
Order Date: 2/20/2025
Number Issues: 4
Pub Count: 1
First Issue: 2/26/2025
Last Issue: 3/19/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 2/26/2025, 3/5/2025, 3/12/2025, 3/19/2025

Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

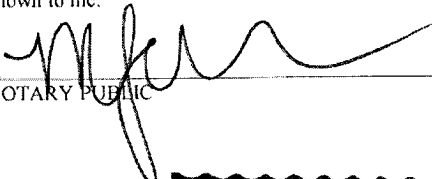
**2022 TD 04801 ELEVENTH TALENT LLC – Blue Angel
MHP LLC**

was published in said newspaper in and was printed and released from 2/26/2025 until 3/19/2025 for a consecutive 4 weeks.

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

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

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 3/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC

