



# 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

0325.10

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 17, 2024
Property description	GALBREATH DONALD A 13010 HARTUNG AVE PENSACOLA, FL 32506 13817 PERDIDO KEY DR E102 10-3528-245 UNIT 102 OCEAN BREEZE CONDO PHASE II ALSO 1/78 INT IN COMMON ELEMENTS OR 3427 P 130	Certificate #	2022 / 5143
		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)
# 2022/5143	06/01/2022	2,391.85	119.59	2,511.44
→ Part 2: Total*				2,511.44

## 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)
# 2023/5304	06/01/2023	5,043.20	6.25	358.28	5,407.73
Part 3: Total*					5,407.73

## 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)	7,919.17
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	5,101.49
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)	13,395.66

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

Sign here:   
Signature, Tax Collector or Designee

Escambia, Florida

Date May 3rd, 2024

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/05/2025</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400307

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

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
10-3528-245	2022/5143	06-01-2022	UNIT 102 OCEAN BREEZE CONDO PHASE II ALSO 1/78 INT IN COMMON ELEMENTS OR 3427 P 130

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  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-17-2024  
Application Date


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

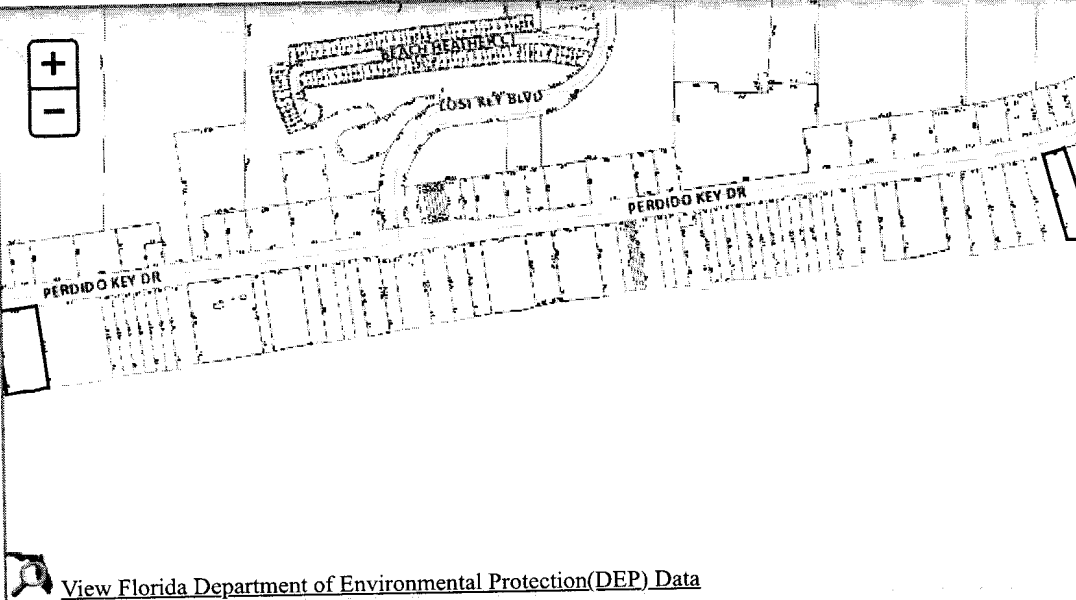
Section  
Map Id:  
34-35-32

Approx.  
Acreage:  
2.8548

Zoned:   
CONSULT  
ZONING  
AUTHORITY

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



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**Evacuation  
& Flood  
Information**

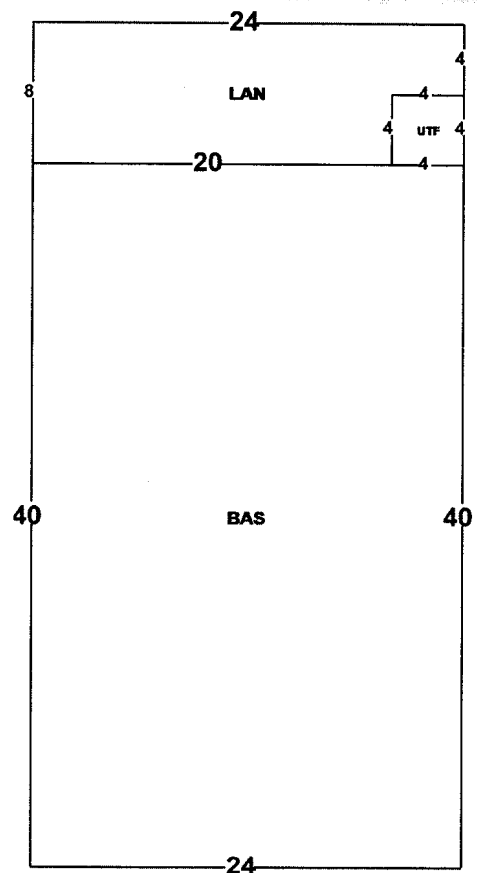
[Open](#)  
[Report](#)

**Buildings**

Address: 13817 PERDIDO KEY DR E102, Year Built: 1985, Effective Year: 1985, PA Building ID#: 119186

**Structural Elements**

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-PRECAST PAN/CON  
FLOOR COVER-CARPET  
FOUNDATION-STRUCTURAL  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-BLT UP MTL/GYP  
ROOF FRAMING-CONCRETE  
STORY HEIGHT-0  
STRUCTURAL FRAME-CONCRTE REINFRD



Areas - 1152 Total SF

BASE AREA - 960  
LANAI - 176  
UTILITY FIN - 16

**Images**

None

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 05143**, 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:

**UNIT 102 OCEAN BREEZE CONDO PHASE II ALSO 1/78 INT IN COMMON ELEMENTS OR 3427 P 130**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 103528245 (0325-70)**

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

**DONALD A GALBREATH**

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 March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 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 #: 10-3528-245 CERTIFICATE #: 2022-5143

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: November 20, 2004 to and including November 20, 2024 Abstractor: K GERARD

BY

Michael A. Campbell,  
As President  
Dated: November 22, 2024

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

November 22, 2024

Tax Account #: **10-3528-245**

1. The Grantee(s) of the last deed(s) of record is/are: **DONALD A GALBREATH AND MARY A SANDERS**

**By Virtue of Warranty Deed recorded 8/12/1987 in OR 2441/160 and by Virtue of Quit Claim Deed recorded 12/27/1991 in OR 3427/130**

**ABSTRACTOR NOTE: WE FOUND DEATH CERTIFICATES IN OR 3154/41 AND OR 9201/41 AND ARE UNABLE TO DETERMINE IF THEY ARE THE SAME MARY SANDERS TAKING TITLE IN DEED ABOVE. THEY DID NOT TAKE TITLE JOINT TENANTS SO WE HAVE INCLUDED MARY A. SANDERS AND HER ESTATE FOR NOTICE**

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. **Lis Pendens in favor of Ocean Breeze of Perdido Owners Association, Inc recorded 05/04/2018 OR 7895/356**
  - b. **MSBU Lien in favor of Escambia County recorded 10/07/1998 OR 4320/78**
  - c. **MSBU Lien in favor of Escambia County recorded 09/07/1999 OR 4464/974**
  - d. **Final Judgement in favor of Asset Acceptance Corp recorded 05/14/2002 OR 4902/1476**

4. Taxes:

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

**Tax Account #: 10-3528-245**

**Assessed Value: \$389,716.00**

**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): **OCEAN BREEZE OF PERDIDO OWNERS ASSOCIATION, INC**

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:** MAR 5, 2025

**TAX ACCOUNT #:** 10-3528-245

**CERTIFICATE #:** 2022-5143

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**DONALD A GALBREATH**  
**13010 HARTUNG AVE**  
**PENSACOLA, FL 32506**  
**PENSACOLA, FL 32506**

**MARY A SANDERS AND DONALD A GALBREATH**  
**AND ESTATE OF MARY A SANDERS**  
**5152 ARROWHEAD DR**  
**PENSACOLA, FL 32507**

**OCEAN BREEZE OF PERDIDO**  
**OWNERS ASSOCIATION INC**  
**14623 PERDIDO KEY DR BOX 101**  
**PENSACOLA, FL 32507**

**MARY A SANDERS AND DONALD A GALBREATH**  
**AND ESTATE OF MARY A SANDERS**  
**13817 PERDIDO KEY DR E102**  
**PENSACOLA, FL 32507**

**DONALD A GALBREATH**  
**612 SHEPPARD DR**  
**PENSACOLA, FL 32507**

**DAVID SANDERS AND ESTATE OF MARY SANDERS**  
**2865 N HIGHWAY 95A**  
**CANTONMENT, FL 32533**

**Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of November, 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**

**November 22, 2024**

**Tax Account #:10-3528-245**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT 102 OCEAN BREEZE CONDO PHASE II ALSO 1/78 INT IN COMMON ELEMENTS OR 3427  
P 130**

**SECTION 14, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 10-3528-245(0325-70)**

Rec # ~~385.00~~ 1.00 + 1.50  
Doc # 385.00  
Total # 385.50

OR6042441PC 150

SPECIAL WARRANTY DEED

THIS INDENTURE made this 12th day of August, 1987,  
between EAST PROPERTY, INC., a Florida corporation, hereinafter  
called "Grantor" and

DONALD A. GALBREATH a single man, and MARY A. SANDERS, a single woman  
whose post office address is

5152 Arrowhead Drive, Pensacola, Florida 32507  
hereinafter called "Grantee",

WITNESSETH:

That said Grantor for and in consideration of the sum of  
Ten Dollars (\$10.00) and other good and valuable consideration to  
said Grantor in hand paid by said Grantee, the receipt of which  
is hereby acknowledged, has granted, bargained and sold to the  
said Grantee, and Grantee's heirs and assigns, forever, the  
following described lands, situate, lying and being in Escambia  
County, Florida, to-wit:

CONDOMINIUM PARCEL: Unit Number: 102

OCEAN BREEZE, A CONDOMINIUM, all as set forth in the  
Declaration of Condominium dated July 9, 1984 and the  
Exhibits annexed thereto and forming a part thereof, as  
recorded in Official Records Book 1935, Page 287,  
Amendment Number One of Declaration of Condominium,  
Phase I, dated July 12, 1984, as recorded in Official  
Records Book 1937, Page 575 and Amendment Number Two of  
Declaration of Condominium, Phase II, dated April 16,  
1985 as recorded in Official Records Book 2051, Page  
601, as appearing in the public records of Escambia County,  
Florida.

Together with all of its appurtenances according to the  
Declaration of Condominium. Subject, however, to all of  
the provisions of the Declaration of Condominium, and  
the Grantee assumes and agrees to observe and perform  
all obligations imposed on said Grantee under the  
Declaration, including but not limited to the payment  
of assessments for the maintenance and operation of the  
apartment and condominium.

And subject to applicable zoning regulations and ordinances  
and taxes for the current year.

And subject to that certain easement granted to Gulf  
Power Company recorded in Official Records Book 2042,  
at Page 689 and all oil, gas and mineral leases, rights  
and/or reservations of the same, within and undulying the  
premises, as set out in the instrument(s) recorded in  
Deed Book 67 at Page 241.

TO HAVE AND TO HOLD, the same unto Grantee in fee simple.

D.S. PD. \$385.00  
DATE 8-12-87  
JOE A. FLOWERS, COMPTROLLER  
BY: [Signature] D.C.  
CERT. REG. #59-2043328-27.01

AND THE SAID GRANTOR does hereby covenant with the Grantee that, except as above noted, at the time of delivery of this Daed, the premises were free from all encumbrances made by Grantor.

AND EXCEPT AS PROVIDED ABOVE, GRANTOR warrants title to said land and will defend the same against lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

EAST PROPERTY, INC., a  
Florida corporation

[Signature]  
Witness

Bob Sanders  
Witness

By: [Signature]  
Kerry O'Connor  
as: Vice President  
(Corporate Seal)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th  
day of August, 1987, by Kerry O'Connor  
as Vice President of EAST PROPERTY, INC., a Florida  
corporation, on behalf of the corporation.

[Signature]  
NOTARY PUBLIC  
(SEAL)

My Commission Expires: 7/21/91

THIS DOCUMENT PREPARED BY:  
ROB BLUE, JR., ESQ.  
BURKE & BLUE, P.A.  
P. O. Box 70  
Panama City, Florida 32402  
(904) 769-1414

570395  
FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. 94  
AUG 12 4 27 PM '87  
JAMES A. BLUE, SR. & P.O. 25  
J.E. A. BURKE, JR. & P.O. 25  
ESCAMBIA COUNTY

9.00 + 11.50  
170.00  
130.50

OR BOOK 3103PC 432

RE-ORDER  
WALLER BROS.  
PENSACOLA, FLA.

QUIT CLAIM DEED

State of Florida,

ESCAMBIA

County

KNOW ALL MEN BY THESE PRESENTS, That I, DONALD A. GALBREATH, A SINGLE MAN, do hereby convey my interest

for and in consideration of FIVE DOLLARS AND OTHER VALUABLE CONSIDERATIONS

DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto CLARENCE AND

BARBARA GALBREATH of 612 Sheppard Drive, Pensacola, Florida 32507

their heirs, executors, administrators and assigns, forever, the following described property, situated in the County of ESCAMBIA State of FLORIDA to-wit:

MY ENTIRE INTEREST IN:

UNIT 102, OCEAN BREEZE, PHASE II, A CONDOMINIUM ACCORDING TO DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1935 AT PAGE 287, AND AMENDED IN O.R. BOOK 1937 AT PAGE 575, AND FURTHER AMENDED IN O.R. BOOK 2051 AT PAGE 601 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA, TOGETHER WITH UNDIVIDED SHARE IN THE COMMON ELEMENTS.

I WILL REMAIN BOUND BY WHATEVER ENCUMBRANCES AND OBLIGATIONS THAT ARE PRESENTLY ATTRIBUTABLE TO ME.

Prepared by:  
Donald A. Galbreath  
612 Sheppard Dr.  
Pensacola, Fla. 32507

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of December A. D. 1991.

Donald A. Galbreath (SEAL)  
DONALD A. GALBREATH (SEAL)

Signed, sealed and delivered in the presence of

TRENA LYNN MITCHEM  
TRENA FLEMING NOLAN

D. S. PD. \$ 170.00  
DATE 12-27-91  
JOE A. FLOWERS, COMPTROLLER  
BY [Signature]  
CERT. REG. #59-204332B-27.01

54.00 Rec  
35.00 Doc  
41.00

3427 130

# QUIT CLAIM DEED

This instrument was prepared by:

CLARENCE GALBREATH  
612 Steppard Drv  
Pensacola, Florida 32507  
Return instrument to:  
SAME AS ABOVE

State of Florida,

ESCAMBIA

County

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE and (BARBARA- Deceased) GALBREATH

for and in consideration of all goods and valuable considerations and Ten Dollars(\$10.00)-----  
DOLLARS.

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto DONALD A. GALBREATH

612 Steppard Drive, 32507

his heirs, executors, administrators and assigns, forever, the following described property, situated in the  
County of ESCAMBIA State of FLORIDA to-wit:

UNIT 102, OCEAN BREEZE, PHASE II, A CONDOMINIUM ACCORDING TO  
DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1935 AT PAGE 287,  
AND AMENDED IN O.R. BOOK 1937 AT PAGE 575, AND FURTHER AMENDED IN  
O.R. BOOK 2051 AT PAGE 601 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY  
FLORIDA, TOGETHER WITH UNDIVIDED SHARE IN THE COMMON ELEMENTS.

D. S. P. \$35.00  
DATE 9-3-93  
JOE A. MITCHELL, COUNTY CLERK  
BY: [Signature] D.C.  
CERT. REG. 1 55-2047-19-27-01

SEP 11 1993  
CLERK OF COUNTY  
CLARENCE GALBREATH

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,  
free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set MY hand and seal this 3rd  
day of September A.D. 19 93.

Signed, sealed and delivered in the presence of

[Signature] JESSE MITCHELL  
IDA C. MITCHELL

[Signature] CLARENCE GALBREATH (SEAL)  
CLARENCE GALBREATH (SEAL)

State of FLORIDA

County of ESCAMBIA

This day, before the undersigned Notary Public, personally appeared CLARENCE GALBREATH  
who produced identification of FLD#G4160024136 and ~~did~~ (did not) take an oath,  
to me well known to be the individual described in and who executed the foregoing Quit Claim Deed, and acknowledged  
that he executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 3rd  
day of September 19 93

Notary

My commission expires:

IDA C. MITCHELL  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO CC180172  
MY COMMISSION EXPIRES MAR 6, 1996

OR BK 4320 P80078  
Escambia County, Florida  
INSTRUMENT 98-537622

RCD Oct 07, 1998 08:03 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-537622

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: GALBREATH CLARENCE &  
BARBARA  
612 SHEPPARD DR  
PENSACOLA FL 32507

ACCT.NO. 10 3528 245 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

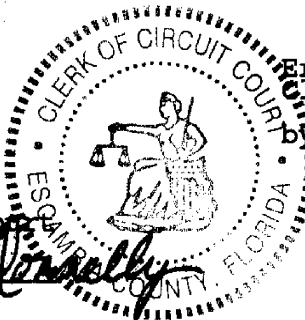
UNIT 102  
OCEAN BREEZE CONDO  
PH 2 ALSO 1/78 INT IN  
COMMON ELEMENTS  
OR 1798 P 814  
OR 3103 P 432  
PROP.NO. 14 3S 32 1001 912 049

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

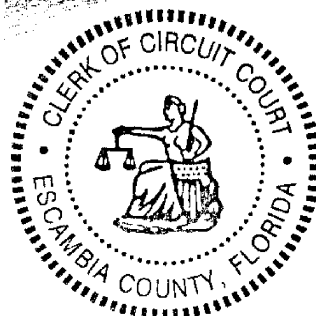
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha  
Clerk of the Circuit Court  
*Barbara B. Donnelly*  
Deputy Clerk



Ernie Lee Magaha  
Clerk of the Circuit Court  
*Wanda M. McBrearty*  
Deputy Finance Director



DR BK 4464 PG0974  
Escambia County, Florida  
INSTRUMENT 99-657195

NOTICE OF LIEN

RCD Sep 07, 1999 08:18 am  
Escambia County, Florida

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-657195

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: GALBREATH DONALD A  
612 SHEPPARD DRIVE  
PENSACOLA FL 32507

ACCT.NO. 10 3528 245 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

UNIT 102  
OCEAN BREEZE CONDO  
PHASE II ALSO 1/78 INT IN  
COMMON ELEMENTS  
OR 3427 P 130

PROP.NO. 14 3S 32 1001 912 049

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *Georgianne B. Donnelly*  
Deputy Clerk

Ernie Lee Magaha  
Clerk of the Circuit Court

*Wanda M. McBrearty*  
Wanda M. McBrearty  
Deputy Finance Director



13.00+2.00  
 This instrument prepared by  
 Robert L. Stone, of Clark,  
 Partington, Hart, Larry, Bond,  
 Stackhouse & Stone  
 125 W. Romana St., Suite 800  
 Pensacola, Fla. 32501

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

A F F I D A V I T

Before me, the undersigned authority, personally appeared  
 ROBERT DELCER SANDERS, who, after being duly sworn, says on oath:

1. That he is the surviving spouse of MARY ANN MASSEY SANDERS, who died in and while a resident of Escambia County, Florida, on March 25, 1992; that they purchased the property hereinafter described during the time when they were married, and purchased the same as an estate by the entirety, and that from the date that they purchased the said property as an estate by the entirety they continued to be legally married until the date of death of decedent, which property is situate, lying and being in the County of Escambia, State of Florida, and more particularly described as follows:

(See attached Exhibit "A" for legal description)

2. A certified copy of the death certificate of MARY ANN MASSEY SANDERS is attached hereto marked as "Exhibit "B".

Robert Delcer Sanders (SEAL)  
 ROBERT DELCER SANDERS

Sworn to and subscribed before me this 8th day of April, 1992, by ROBERT DELCER SANDERS, who is personally known to me or who produced Fl. Id. No. 5536-764-27-449 as identification and who (did) (did not) take an oath.

Dorothy May Hendrix  
 [Type/Print Name of Notary]  
 Notary Public, State of Florida  
 at Large  
 Commission # CC 019536  
 My Commission Expires: 7/9/94



EXHIBIT "A"

On 3/24/2019 3154N 042 D.R. 2019 PAGE 999

State of Florida

CORPORATION  
WARRANTY DEED

"THIS INSTRUMENT CONVEYING TITLE  
A PUBLIC RECORD  
RECORDING TITLE INSURANCE CORPORATION  
OF SOUTH DAVENPORT STREET  
PENSACOLA, FLORIDA  
SUBJECT TO THE RELEASE OF A  
TITLE INSURANCE CONTRACT"

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That  
ERICSON BUILDERS, INC.

for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby  
acknowledged, do bargain, sell, convey and grant unto  
ROBERT SANDERS and MARY ANN SANDERS, husband and wife

10413 Gulf Beach Hwy #5, Pensacola, FL 32507

Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest  
the following described real property, situate, lying and being in the State of Florida, and County of Escambia to wit:

UNIT 5, LEEWARD COVE TOWNHOUSES

That portion of the West 150 feet of the East 750 feet of Lot 2,  
lying South of Gulf Beach Highway in Section 24, Township 3 South,  
Range 31 West, Escambia County, Florida, described as follows:

Commencing at the Northwest corner of above-described parcel;  
thence South along the West line of said parcel, a distance of  
207.20 feet; thence Easterly at an angle of 90° a distance of  
52.94 feet; thence continue Easterly along same course 16.00 feet;  
thence Southerly at an angle of 90°, along the Easterly Edge of a  
wall and its extensions 89.50 feet; thence Westerly at an angle of  
90°, a distance of 16.00 feet; thence Northerly at an angle of 90°,  
along a centerline of a party wall and its extensions, 89.50 feet  
to the Point of Beginning.

THIS CORRECTIVE DEED IS BEING RECORDED TO CORRECT THAT CERTAIN  
WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2005, PAGE 673  
PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
FEB-7-85 00.45

Subject to taxes for current year and to valid easements, mineral reservations and restrictions or record affecting the above property, if any.  
To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise so coming, free from all encumbrances and right of homestead  
And the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrance, and that he, his heirs, executors  
and administrators, the said grantee, his heirs, executors, administrators, successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will  
forever fully warrant and defend

IN WITNESS WHEREOF, the said corporation, grantor, in pursuance of due and legal action of its stockholders and  
Board of Directors, has executed these presents, causing its name to be signed by its President, and its corporate seal to be  
affixed hereto this 6th day of February, A.D., 1985.

ATTEST:

Mary Esther Ericson  
Secretary

ERICSON BUILDERS, INC.  
a Florida Corporation

Signed, sealed and delivered in the presence of:

Walter J. Hutchins

Terry Egan

State of Florida

ESCAMBIA

COUNTY.

Before the subscriber personally appeared JON VANCE ERICSON

known to me to be the individuals described by said names,  
who executed the foregoing instrument, and to be the President and Secretary, respectively,  
of the ERICSON BUILDERS, INC., a Florida Corporation and acknowledged and declared that they as President and Secretary of said  
Corporation and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it  
and as its act and deed.

Given under my hand and official seal this

6th day of February

A.D., 1985

Notary Public, State of Florida

IN THE ESCAMBIA COUNTY COURT, IN AND FOR ESCAMBIA COUNTY,  
STATE OF FLORIDA, CIVIL DIVISION

ASSET ACCEPTANCE CORP

Plaintiff,

vs.

Case No.: 2001-SC-005685

MARY A SANDERS

Defendant(s).

DR BK 4869 PG0618  
Escambia County, Florida  
INSTRUMENT 2002-943277

FINAL JUDGMENT AGAINST DEFENDANT(S)

THIS ACTION was heard before the Court on evidence presented. It is ORDERED AND ADJUDGED:

That judgment be, and the same is hereby entered in favor of the Plaintiff, ASSET ACCEPTANCE CORP, 6985 Miller Road, Warren, MI 48092, and against defendant, MARY A SANDERS, SS# [REDACTED] 2807 N Q ST PENSACOLA, FL 32505 in the sum of \$3858.37 on principal \$2169.23 as prejudgment interest, \$0.00 for attorney's fees with costs of \$129.50 for a total sum of \$6157.10 for all of which let execution issue and which sum shall bear interest at the rate of 9% per year, for which let execution issue. It is further

ORDERED AND ADJUDGED that defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the plaintiff's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction in this case is retained to enter further orders that are proper to compel the defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED at ESCAMBIA COUNTY this 13 day of March, 2002.

  
COUNTY COURT JUDGE

cc: ASSET ACCEPTANCE CORP c/o Rodolfo J. Miro, P.O. Box 9065;  
Brandon, FL 33509, Bar-0103799

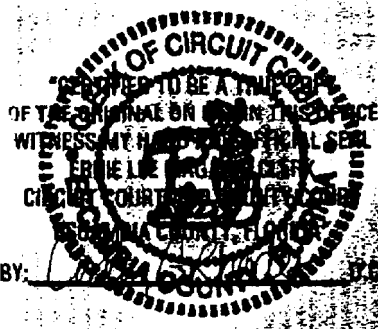
MARY A SANDERS, 2807 N Q ST, PENSACOLA, FL  
32505

RCD Mar 15, 2002 04:11 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-943277

RCD May 14, 2002 01:23 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-964270



960786

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05143 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DONALD A GALBREATH 13010 HARTUNG AVE PENSACOLA, FL 32506	MARY A SANDERS 5152 ARROWHEAD DR PENSACOLA, FL 32507
DONALD A GALBREATH 5152 ARROWHEAD DR PENSACOLA, FL 32507	ESTATE OF MARY A SANDERS 5152 ARROWHEAD DR PENSACOLA, FL 32507
OCEAN BREEZE OF PERDIDO OWNERS ASSOCIATION INC 14623 PERDIDO KEY DR BOX 101 PENSACOLA, FL 32507	DONALD A GALBREATH 612 SHEPPARD DR PENSACOLA, FL 32507
MARY A SANDERS 13817 PERDIDO KEY DR E102 PENSACOLA, FL 32507	DONALD A GALBREATH 13817 PERDIDO KEY DR E102 PENSACOLA, FL 32507
ESTATE OF MARY A SANDERS 13817 PERDIDO KEY DR E102 PENSACOLA, FL 32507	DONALD A GALBREATH 612 SHEPPARD DR PENSACOLA, FL 32507
DAVID SANDERS 2865 N HIGHWAY 95A CANTONMENT, FL 32533	ESTATE OF MARY SANDERS 2865 N HIGHWAY 95A CANTONMENT, FL 32533
ASSET ACCEPTANCE CORP C/O RODOLFO J MIRO PO BOX 9065 BRANDON FL 33509	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

WITNESS my official seal this 16th day of January 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 March 5, 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 ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05143, 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:

UNIT 102 OCEAN BREEZE CONDO PHASE II ALSO 1/78 INT IN COMMON ELEMENTS OR 3427  
P 130

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103528245 (0325-70)

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

**DONALD A GALBREATH**

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 March, which is the **5th day of March 2025**.

Dated this 17th day of January 2025.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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

## WARNING

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### Post Property:

13817 PERDIDO KEY DR E102 32507



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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Dated this 16th day of January 2025.

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### Personal Services:

**DONALD A GALBREATH**  
13010 HARTUNG AVE  
PENSACOLA, FL 32506

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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DONALD A GALBREATH [0325-70]  
13010 HARTUNG AVE  
PENSACOLA, FL 32506

9171 9690 0935 0128 0631 68

MARY A SANDERS [0325-70]  
5152 ARROWHEAD DR  
PENSACOLA, FL 32507

9171 9690 0935 0128 0631 75

DONALD A GALBREATH [0325-70]  
5152 ARROWHEAD DR  
PENSACOLA, FL 32507

9171 9690 0935 0128 0631 82

ESTATE OF MARY A SANDERS  
[0325-70]  
5152 ARROWHEAD DR  
PENSACOLA, FL 32507

9171 9690 0935 0128 0631 99

OCEAN BREEZE OF PERDIDO  
OWNERS ASSOCIATION INC [0325-70]  
14623 PERDIDO KEY DR BOX 101  
PENSACOLA, FL 32507

9171 9690 0935 0128 0632 12

DONALD A GALBREATH [0325-70]  
612 SHEPPARD DR  
PENSACOLA, FL 32507

9171 9690 0935 0128 0632 05

MARY A SANDERS [0325-70]  
13817 PERDIDO KEY DR E102  
PENSACOLA, FL 32507

9171 9690 0935 0128 0632 29

DONALD A GALBREATH [0325-70]  
13817 PERDIDO KEY DR E102  
PENSACOLA, FL 32507

9171 9690 0935 0128 0632 36

ESTATE OF MARY A SANDERS  
[0325-70]  
13817 PERDIDO KEY DR E102  
PENSACOLA, FL 32507

9171 9690 0935 0128 0632 43

DONALD A GALBREATH [0325-70]  
612 SHEPPARD DR  
PENSACOLA, FL 32507

9171 9690 0935 0128 0630 52

DAVID SANDERS [0325-70]  
2865 N HIGHWAY 95A  
CANTONMENT, FL 32533

9171 9690 0935 0128 0630 69

ESTATE OF MARY SANDERS [0325-70]  
2865 N HIGHWAY 95A  
CANTONMENT, FL 32533

9171 9690 0935 0128 0630 76

ASSET ACCEPTANCE CORP [0325-70]  
C/O RODOLFO J MIRO  
PO BOX 9065  
BRANDON FL 33509

9171 9690 0935 0128 0630 83

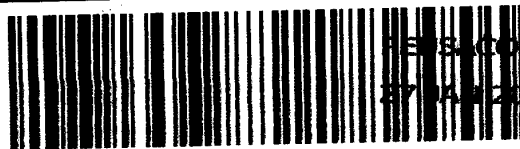
ESCAMBIA COUNTY / COUNTY  
ATTORNEY [0325-70]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0128 0630 90

✓ Contact  
Owner



CERTIFIED MAIL™



PENSACOLA FL 325

27 JAN 2025 PM

9171 9690 0935 0128 0630 83



quadiant

FIRST-CLASS MAIL  
IMI

\$008.16<sup>9</sup>

01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

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

ASSET ACCEPTANCE CORP [0325-70]  
C/O RODOLFO J MIRO  
PO BOX 9065  
BRANDON FL 33509

*NSM*

NIXIE

339 FE 1

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RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

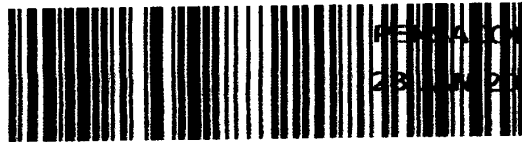
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**CERTIFIED MAIL™**



PENSACOLA FL 325

28 JUN 2025 PM



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FIRST-CLASS MAIL  
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01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

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

*NSN*

ESTATE OF MARY A SANDERS  
[0325-70]  
5152 ARROWHEAD DR  
PENSACOLA, FL 32507

NIXIE

326 DE 1

0002/05/25

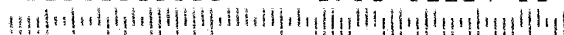
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BC: 32502583333

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32507-090152



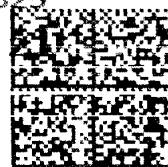
**CERTIFIED MAIL™**

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



PENSACOLA FL 325  
28 JAN 2025 PM

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quadtent

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>00</sup>**

01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

*NSN*

MARY A SANDERS [0325-70]  
5152 ARROWHEAD DR  
PENSACOLA, FL 32507

NIXIE

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0002/05/25

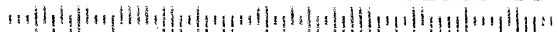
RETURN TO SENDER  
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UNABLE TO FORWARD

NSN

BC: 32502583335

\*2758-01005-28-35

32502-5833  
32507-890152



**CERTIFIED MAIL™**

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



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PENSACOLA FL 325

28 JAN 2025 PM 2:43



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FIRST-CLASS MAIL  
IMI

\$008.16<sup>00</sup>

01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

DONALD A GALBREATH [0325-70]  
612 SHEPPARD DR  
PENSACOLA, FL 32507

NIXIE 326 DE 1 0002/05/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

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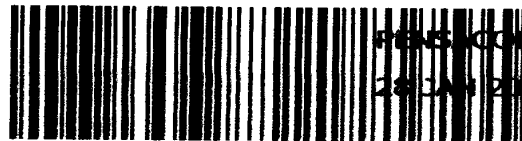
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32502-5833  
32507-334312



**CERTIFIED MAIL™**

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



PENSACOLA FL 325

28 JAN 2025 PM

9171 9690 0935 0128 0632 05



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16**

01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

DONALD A GALBREATH [0325-70]  
612 SHEPPARD DR  
PENSACOLA, FL 32507

NIXIE

326 DE 1

0002/05/25

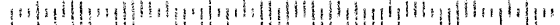
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VACANT  
UNABLE TO FORWARD

VAC

BC: 32502583333

\*2738-01677-28-36

32502583333  
32507-004012



**CERTIFIED MAIL™**

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



PENSACOLA FL 325

25 JAN 2025 PM 2:15

9171 9690 0935 0128 0631 82



quadiant

FIRST-CLASS MAIL  
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\$008.16<sup>00</sup>

01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

*NSN*

DONALD A GALBREATH [0325-70]  
5152 ARROWHEAD DR  
PENSACOLA, FL 32507

NIXIE

326 DE 1

0002/05/25

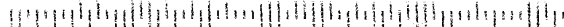
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UNABLE TO FORWARD

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BC: 325025833

\*2738-01139-28-35

325025833  
32507-890152



**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

21 DEC 2024 PM

9171 9690 0935 0128 1013 34



quadiant

FIRST-CLASS MAIL  
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**\$008.16<sup>0</sup>**

12/20/2024 ZIP 32502  
043M31219251

US POSTAGE

SHIRLEY R HEUSOHN [0225-70]

335 ALBRITT AVE

PENSACOLA, FL 32506

121 88321305002133

NIXIE

326 FE 1

0002/08/25

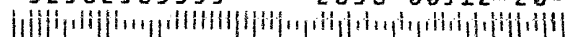
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BWD

BC: 32502583335

\*2038-00512-20-36

32502583335



CERTIFIED MAIL™

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



9171 9690 0935 0128 0630 90

PENSACOLA FL 325

28 DEC 2025 PM



quadiant

FIRST-CLASS MAIL  
IMI

\$008.16<sup>00</sup>

01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

NL  
1/30

UNCLAIMED

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [0325-70]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9400920532057050

UNC  
32501-090000

1st NOTICE

1-30

2-7

NIXIE

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0002/26/25

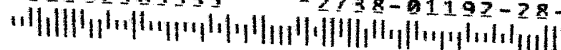
RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

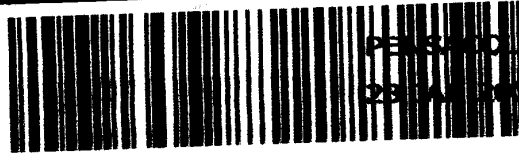
BC: 32502583335

\*2738-01192-28-35





**CERTIFIED MAIL™**



9171 9690 0935 0128 0632 29

PENSACOLA FL 325

28 MAR 2025 PM 2:11



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16**

01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

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

2025 MAR -7 A 10:30  
PENSACOLA COUNTY, FL

MARY A SANDERS [0325-70]  
13817 PERDIDO KEY DR E102  
PENSACOLA, FL 32507

ADK: 93261901380508

*Handwritten:* 2/28/25

*Handwritten:* LBS Fwd

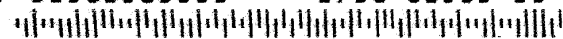
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RETURN TO SENDER  
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UNABLE TO FORWARD

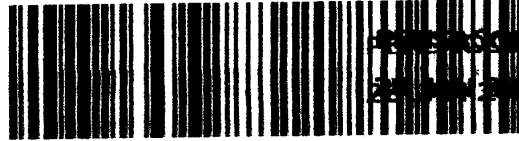
FWD

BC: 32502583335 \*2738-02393-29-03

32502583335



**CERTIFIED MAIL™**



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FIRST-CLASS MAIL  
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01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

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

CLERK OF THE CIRCUIT COURT  
CLERK OF THE CIRCUIT COURT  
MAR -7 A 10:30  
FLORIDA COUNTY, FL  
ESTATE OF MARY A SANDERS  
[325-70]  
13817 PERDIDO KEY DR E102  
PENSACOLA, FL 32507

9327020828600892

*JB 2/8/25*

*Fwd*

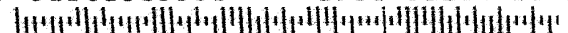
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FIRST-CLASS MAIL  
[MI]

01/27/2025 ZIP 32502  
043M31219251

**US POSTAGE**

2005 MAR -7 A 10:30  
FLORIDA TIA COUNTY, FL

9327020876600097  
- 000000000000000000

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335 \*2738-01080-28-35

\_\_\_\_\_

32507-9560  
32507-9560

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 0825-70

**Document Number:** ECSO25CIV002373NON

**Agency Number:** 25-003076

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05143 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: DONALD A GALBREATH

**Defendant:**


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

Received this Writ on 1/28/2025 at 9:04 AM and served same at 8:46 AM on 1/31/2025 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: \_\_\_\_\_

 925

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## 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 March 5, 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 ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05143, 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:

UNIT 102 OCEAN BREEZE CONDO PHASE II ALSO 1/78 INT IN COMMON ELEMENTS OR 3427  
P 130

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103528245 (0325-70)

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

DONALD A GALBREATH

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 March, which is the **5th day of March 2025**.

Dated this 16th day of January 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:

13817 PERDIDO KEY DR E102 32507



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.

ESCAMBIA COUNTY  
CLERK'S OFFICE  
JAN 16 2025 9:01 AM  
RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0325.70

**Document Number:** ECSO25CIV002479NON

**Agency Number:** 25-003014

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05143 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: DONALD A GALBREATH

**Defendant:**

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

Non-Executed

Received this Writ on 1/28/2025 at 9:00 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DONALD A GALBREATH , Writ was returned to court UNEXECUTED on 2/3/2025 for the following reason:

SUBJECT DOES NOT LIVE AT 13010 HARTUNG AVENUE.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

D. GRIFFIN, DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

## 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 March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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UNIT 102 OCEAN BREEZE CONDO PHASE II ALSO 1/78 INT IN COMMON ELEMENTS OR 3427  
P 130

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103528245 (0325-70)

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

**DONALD A GALBREATH**

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 March, which is the 5th day of March 2025.

Dated this 16th day of January 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:

**DONALD A GALBREATH**  
13010 HARTUNG AVE  
PENSACOLA, FL 32506



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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

RECEIVED  
2025 JAN 20 AM 9:06  
ESCAMBIA COUNTY, FL  
CLERK'S OFFICE  
CIVIL UNIT

## 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 March 5, 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 ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05143, 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:

UNIT 102 OCEAN BREEZE CONDO PHASE II ALSO 1/78 INT IN COMMON ELEMENTS OR 3427 P 130

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103528245 (0325-70)

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**DONALD A GALBREATH**

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 March, which is the 5th day of March 2025.

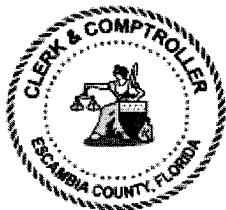
Dated this 16th day of January 2025.

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:

**DONALD A GALBREATH**  
13010 HARTUNG AVE  
PENSACOLA, FL 32506

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: 103528245 Certificate Number: 005143 of 2022**

**Payor: DONALD A GALBREATH 3938 FRANKLIN PKWY FRANKLIN GA 30217      Date  
2/11/2025**

Clerk's Check #            6650603676  
Tax Collector Check #    1

Clerk's Total	\$531.24
Tax Collector's Total	\$15,612.19
Postage	\$114.80
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$16,275.23

**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>**

2/11/2025



# Escambia Sun Press

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

## STATE OF FLORIDA

County of Escambia

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

NOTICE

in the matter of

TAX DEED SALE

DATE – 03-05-2025 – TAX CERTIFICATE #05143

in the

CIRCUIT

Court

was published in said newspaper in the issues of

JANUARY 30 & FEBRUARY 6, 13, 20, 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: 2025.02.20 10:06:27 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 20TH day of FEBRUARY  
A.D., 2025

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle  
Date: 2025.02.20 10:16:47 -06'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**



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

Page 1 of 1

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05143, 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:

UNIT 102 OCEAN BREEZE CONDO  
PHASE II ALSO 1/78 INT IN COMMON  
ELEMENTS OR 3427 P 130 SECTION  
14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103528245  
(0325-70)

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

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 March, which is the 5th day of March 2025.

Dated this 27th day of January 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-01-30-02-06-13-20-2025