



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

0225-23

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	BYRD RAY A EST OF C/O MICHAEL BYRD 1172 KEMALA RD MOLINO, FL 32577 1172 KEMALA RD 12-0045-000 S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320	Certificate #	2022 / 6122
		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)
# 2022/6122	06/01/2022	896.24	44.81	941.05
→Part 2: Total*				941.05

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)
# 2023/6224	06/01/2023	1,011.19	6.25	166.85	1,184.29
# 2022/7713	06/01/2022	257.01	6.25	80.96	344.22
Part 3: Total*					1,528.51

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)	2,469.56
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	968.73
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)	3,813.29

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 25th, 2024

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

44.25

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>02/05/2025</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: 2400346

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126,

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
12-0045-000	2022/6122	06-01-2022	S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

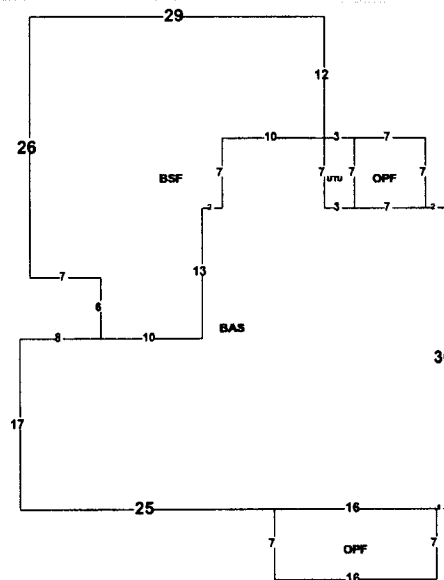
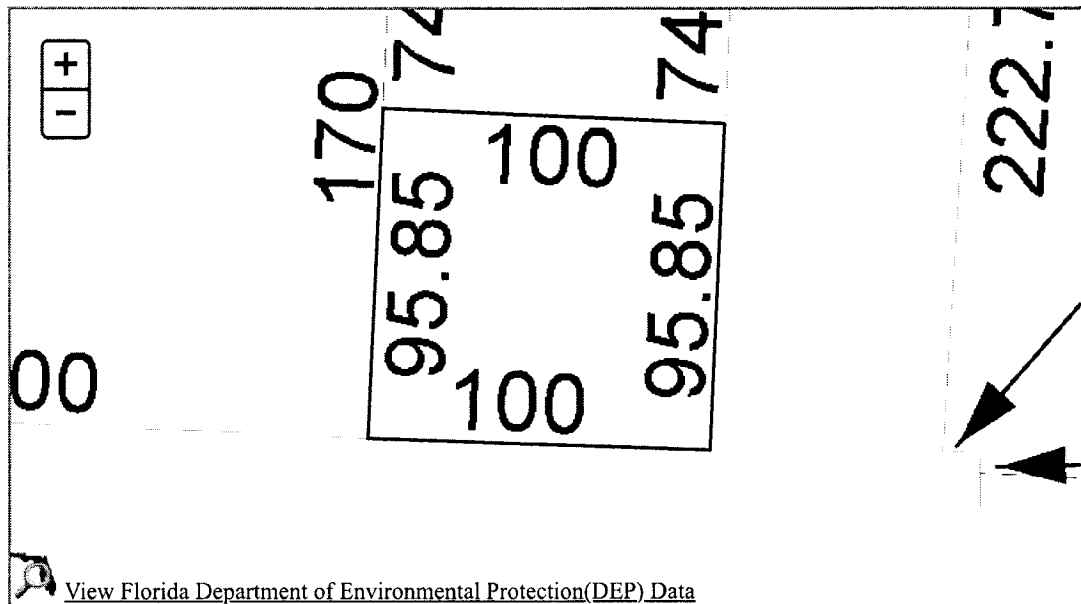
[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	032N312100000009					Year	Land	Imprv	Total	Cap Val
Account:	120045000					2023	\$2,993	\$63,867	\$66,860	\$58,034
Owners:	BYRD RAY A EST OF					2022	\$2,993	\$57,026	\$60,019	\$52,759
Mail:	C/O MICHAEL BYRD 1172 KEMALA RD MOLINO, FL 32577					2021	\$2,993	\$44,970	\$47,963	\$47,963
Situs:	1172 KEMALA RD 32577					Disclaimer				
Use Code:	SINGLE FAMILY RESID					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				
07/02/2010	6611	1320	\$21,000	WD						
01/27/2010	6609	1831	\$100	QC						
03/31/2008	6318	1937	\$45,000	WD						
08/2007	6201	1254	\$24,000	CT						
08/2003	5213	1445	\$4,300	QC						
08/2003	5211	191	\$100	QC						
11/1998	5152	226	\$21,000	SC						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description				
						S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320				
						Extra Features				
						METAL BUILDING				

Parcel Information [Launch Interactive Map](#)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06122**, 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:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

SECTION 03, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120045000 (0225-23)

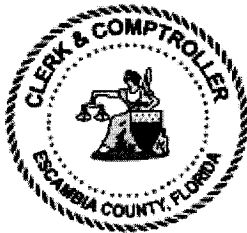
The assessment of the said property under the said certificate issued was in the name of

RAY A BYRD EST OF

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

Dated this 2nd 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 #: 12-0045-000 CERTIFICATE #: 2022-6122

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: October 7, 2004 to and including October 7, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: October 11, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 11, 2024

Tax Account #: **12-0045-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RAY A BYRD AND DEBORAH BYRD**

By Virtue of Warranty Deed recorded 7/2/2010 in OR 6611/1320

ABTRACTOR'S NOTE: WE HAVE INCLUDED COPIES OF BACK CHAIN DUE TO CONFLICT SHOWN WITH ABTRACTOR'S NOTES. WE DID NOT FIND A DEED OUT OF MARVIN LEE LUCAS AND DID NOT FIND HE SIGNED MORTGAGES THAT WERE SUBSEQUENTLY FORECLOSED. ALTHOUGH HE WAS INCLUDED AS A PARTY TO THE FORCLOSURE WE ARE UNSURE IF THIS PASSED HIS TITLE SO WE HAVE INCLUDED HIM FOR NOTIFICATION. WE FIND NO PROOF OF DEATH FOR RAY A. BYRD OR DEBORAH BYRD

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. **MSBU Fire Protection Lien in favor of Escambia County recorded 9/16/1999 – OR 4469/281**
 - b. **Code Enforcement Lien in favor of Escambia County recorded 5/21/2007 – OR 6168/431**
 - c. **Code Enforcement Lien in favor of Escambia County recorded 3/6/2024- OR 9113/97 together with Cost Order recorded 6/5/2024- OR 9156/1620**

4. Taxes:

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

Tax Account #: 12-0045-000

Assessed Value: \$58,034

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: FEB 5, 2025

TAX ACCOUNT #: 12-0045-000

CERTIFICATE #: 2022-6122

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.

**MARVIN LEE LUCAS AND
RAY A. BYRD AND DEBORAH BYRD
1172 KEMALA RD.
MOLINO, FL 32577**

**MARVIN LEE LUCAS
5033 HWY 85A
MOLINO, FL 32577**

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

**MARVIN LEE LUCAS
17256 GOOSE CREEK TRAIL
MCDAVID, FL 32568**

Certified and delivered to Escambia County Tax Collector, this 11th day of October, 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

October 11, 2024

Tax Account #:12-0045-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

SECTION 03, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0045-000(0225-23)

DEED DOC STAMPS PD @ ESC CO \$ 147.00
06/03/03 ERNIE LEE MAGNANO, CLERK
By: [Signature]

NTG DOC STAMPS PD @ ESC CO \$ 66.50
06/03/03 ERNIE LEE MAGANA, CLERK
By: Det. Russell

THIS INDENTURE, Entered into this 16th day of November, 1998, by and between Marvin Lee Lucas, as Seller, and Chad and Angela Howell, as Buyer, hereby agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, within this contract, to wit:

03-2N-31-2100-000-009, S95 85/100 FT OF LOT 9,
SCHERER S/D PB 2 P 82 OR 1800 P 203 OR 4155 P 1324

INTANGIBLE TAX PD @ ESC CO \$ 38.00
06/03/03 ERNIE LEE MAGNANA, CLERK
By: John Driscoll

INTANG PENALTY PD @ ESC CO \$ 19.00
06/03/03 ERNIE LEE MAGANA, CLERK
By: Jack Russell

- The Buyer agrees to make monthly installments of not less than THREE HUNDRED AND NO/100 (\$300.00) each, with interest 7.0% per annum on amounts from time to time unpaid. Said payments are to commence December 11, 1998 and to continue monthly unabated until paid. Payment is due on the 11th of each month.

Location: Any Escambia County Whitney Bank,
Account Name: Marvin Lee Lucas or Sharon Lucas

INTANG INTEREST PD @ ESC CD \$ 20.36
06/03/03 ERNIE LEE MAGNIA, CLERK
By: [Signature]

DEFAULT BY BUYER: Buyer is in default of loan if monthly payment is not made by the 25th of the month. If Buyer fails to perform any of the covenants of this contract, all money paid to this contract by Buyer as aforesaid shall be retained by or for the Seller and shall be considered and treated as reasonable rental of the property up to the date of said default or non-payment and as consideration for the execution of this contract and as agreed liquidated damages and in full settlement of any claims for damages. The buyer will vacate the property and deliver up possession thereof to the Seller upon 15 days notice in writing, and the terms of this Indenture and promissory note shall be accelerated and shall become and payable in full upon such failure and default.

In the event of a law suit for the purpose of foreclosure the prevailing party shall be due and shall collect from the other party an amount equal to reasonable attorney fees and costs of court.

TAXES AND INSURANCE: The Buyer shall pay all recording costs and documentary stamps and intangible taxes upon the recording of this instrument. The Buyer will pay all taxes and other government improvement taxes and assessments which may be assessed the said property. The Buyer will pay all ad valorem taxes upon the subject property and shall maintain hazard insurance upon the property in an amount not less than \$19,000.00, and will list the seller as a loss-payee and must be notified when insurance is canceled. The Buyer will provide proof of insurance and payment of taxes to Seller.

CONDITIONS: Buyer understands that they are purchasing a rental house, with all it's faults and damages. They are purchasing the property as it is, with no improvements to be made by the Seller.

EXPENSES: State documentary stamps required on the instrument of conveyance and the cost of recording any corrective instruments shall be paid by the Buyer. Documentary stamps to be affixed to the note secured by the purchase money mortgage, intangible tax on the mortgage, and the cost of recording the deed and purchasing money mortgage shall be paid by the Buyer.

FINAL PAYMENT: The Seller, upon payment of all said installments according to their tenor and effect, and upon due and faithful performance of the agreements and covenants herein agreed to be done or performed, shall execute and deliver to the Buyer a good and sufficient deed of conveyance to the said property at the cost and expense (for preparation) of the Seller.

OTHER AGREEMENTS: No agreements or representations, unless incorporated in this contract, shall be binding upon any of the parties.


RADON GAS DISCLOSURE: As required by law, Seller makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

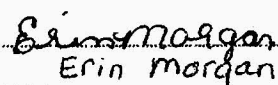
LEAD PAINT HAZARD: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real estate is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.


Seller does not know of any lead-based paint hazards and the Buyer is purchasing the property as is. The Buyer needs to investigate all possibilities of lead-based paint hazards on his own. This is not the responsibility of the Seller, and can not be used as a reason for Buyer Default.

WITNESSED BY:



TIMOTHY L. MORGAN
Witness Date 11/16/98


Buyer: Chad Howell Date 11/16/98


Erin Morgan
Witness Date 11/16/98


Buyer: Angela Howell Date 11/16/98

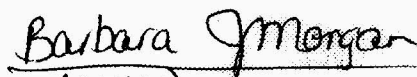
Witness Date 11/16/98


Seller: Marvin Lee Lucas Date 11/16/98

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

Subscribed & sworn before me this 16th day of November, 1998.




(NOTARY)

My Commission Expires 10/19/02

RCD Jun 03, 2003 03:27 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-103695

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned notary public, personally appeared Chad Howell
and Angela Howell, who is personally known to me or
who has produced identification _____ and who X did
_____ did not take an oath.

Given under my hand and official seal this 16th day of November
A.D., 19 98.

Barbara J. Morgan
Notary Public
My Commission Expires 10/19/02

STATE OF FLORIDA
COUNTY OF ESCAMBIA



Barbara J. Morgan
Commission # CC 783966
Expires OCT. 19, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

Before the undersigned notary public, personally appeared _____
Marvin Lee Lucas, who is personally known to me or
who has produced identification _____ and who X did
_____ did not take an oath.

Given under my hand and official seal this 16th day of November
A.D., 19 98.

Barbara J. Morgan
Notary Public
My Commission Expires _____

Prepared by: Lee Lucas
Name
5033N. Hwy 95A
Address
Molina, FL 32577
City/State



Barbara J. Morgan
Commission # CC 783966
Expires OCT. 19, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

OR BK 5211 PG 0191
Escambia County, Florida
INSTRUMENT 2003-132668

DEED DOC STAMPS PD & ESC CO \$ 0.70
08/11/03 EMM LEE MACHADO, CLERK

By: [Signature]

QUIT CLAIM DEED

STATE OF
COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, That Ronald C Howell

for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, to remise, release, and quit claim unto Angela Howell (parker), heirs, executors, administrators and assigns forever, the following described property, situated in Escambia County, State of Florida to wit:

I Ronald Howell give all rights and interest in property on 1172 Kemala Ave Molino FL 32577

[Signature]
Ronald C Howell

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

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 8th day of August, 2003.

Signed, sealed and delivered in our presence Angela Howell

[Signature]
Ronald C Howell

Stacey M. Olschewski

[Signature]

Evandro Machado

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 8th day of August, by Ronald C. Howell & Angela Howell who produced identification of Florida Drivers License and did not take an oath.

[Signature]
Notary Public

Prepared By:

Angela Howell



Stacey M. Olschewski
MY COMMISSION # CC945569 EXPIRES
June 15, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

Return To:

1172 Kemala Ave
Molino, FL 32577

PREPARED BY:
WILLIAM D. MILLER
4650 HWY. 95A NORTH
MOLINO, FL 32577

FILE NO. N/A
DOC. 70.00
REC. 15-00 / 10.50
TOTAL 85.00

OR BK 4115 PG 1324
Escambia County, Florida
INSTRUMENT 97-374591

Warranty Deed

OR BK 5211 PG 0192
Escambia County, Florida
INSTRUMENT 2003-132668

STATE OF FLORIDA

TAX ID # 23 2031 2100 000 009

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That

WILLIAM D. MILLER, A SINGLE MAN

_____, Grantor*
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby
acknowledged has bargained, sold, conveyed and granted unto MARVIN LEE LUCAS, A MARRIED MAN

_____, Grantee*
Address: 5033 Hwy 95A
1172 MAGAHA AVENUE, MOLINO, FLORIDA 32577
grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in
the County of ESCAMBIA, State of Florida, to wit:

THE SOUTH 95.85 FEET OF LOT 9, SCHERER SUBDIVISION, BEING A PORTION OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT
THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 82 OF THE PUBLIC RECORDS OF SAID COUNTY.

SAID PROPERTY BEING OTHERWISE DESCRIBED AS LOT 9, LESS THE NORTH 74.15 FEET THEREOF,
SCHERER SUBDIVISION, ESCAMBIA COUNTY, FLORIDA.

DEED DOC STAMPS PD # ESC CO \$ 70.00
04/03/97 ERNIE LEE MAGAHA, CLERK
By: [Signature]

RCD Aug 11, 2003 03:48 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-132668

Subject to taxes for current year and to valid easements and restrictions affecting the above property, if any, which are
not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons
whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the
respective parties hereto; the use of singular member shall include the plural, and the plural the singular; the use of any gender shall include
the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on MAY 5, 1995

Signed, sealed and delivered
in the presence of:

Linda Maffett
Linda Maffett
Sandra A. Felt
Sandra A. Entinger

[Signature] (SEAL)
WILLIAM D. MILLER (SEAL)
____ (SEAL)
____ (SEAL)

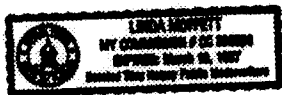
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me the subscriber personally appeared WILLIAM D. MILLER, A SINGLE MAN

known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument
and acknowledged that, as grantor, executed the same for the uses and purposes therein set forth, who produced
WHO IS PERSONALLY KNOWN TO ME as identification and who did XX did not take an oath.

Given under my hand and seal on MAY 5 19 95

CLERK FILE NO.



(SEAL)

Linda Maffett
Notary Public LINDA MAFFETT

My Commission Expires: 03/16/97

Serial #: CC266850

QUIT CLAIM DEED

RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

OR BK 5213 PG1445
Escambia County, Florida
INSTRUMENT 2003-133835DEED DOC STAMPS PD @ ESC CO \$ 30.10
08/13/03 ERNIE LEE MAGANA, CLERK
By: Jennifer Driscoll

Address:

This Instrument Prepared by:

Name: Angela HowellAddress: 1172 Kernala Ave
Molino, FL 32577

Property Appraisers Parcel Identification

Folio Number(s):

Grantor(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 13th day of August 2003, by Angela Howell, first party, to Angela Howell and John Mantlo, whose post office address is 1172 Kernala Ave Molino, FL 32577, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

see attached

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 first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Jennifer Driscoll

Printed Name

Witness Signature (as to first Grantor)

Judith Cantrell

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

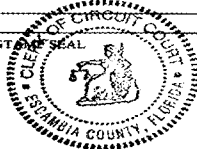
Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF Florida)
COUNTY OF Escambia)
Angela Howell

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: FL DRIVERS LICENSE

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 13th day of August 2003
Ernie Lee Magana, Clerk of the Circuit Court

Notary Signature

BY: Jennifer Driscoll
Printed Name deputy clerk

OR BK 5213 PG1446
Escambia County, Florida
INSTRUMENT 2003-133835

OR BK 5152 PG0226
Escambia County, Florida
INSTRUMENT 2003-103695

DEED DOC STAMPS PD @ ESC CO \$ 147.00
06/03/03 ERNIE LEE MAGAHA, CLERK
By: Ernie Lee Magaha

CONTRACT FOR DEED

NTS DOC STAMPS PD @ ESC CO \$ 66.50
06/03/03 ERNIE LEE MAGAHA, CLERK
By: Ernie Lee Magaha

THIS INDENTURE, Entered into this 16th day of November, 1998, by and between Marvin Lee Lucas, as Seller, and Chad and Angela Howell, as Buyer, hereby agree that the Seller shall sell and the Buyer shall buy the following described property UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, within this contract, to wit:

LEGAL DESCRIPTION of real estate located in 1172 Kemala Avenue, Molino Escambia County, State of Florida:

03-2N-31-2100-000-009, S95 85/100 FT OF LOT 9,
SCHERER S/D PB 2 P 82 OR 1800 P 203 OR 4155 P 1324

for the purchase price of TWENTY ONE THOUSAND AND NO/100 (\$21,000.00) DOLLARS, of which Purchase Money the Buyer has paid the sum of TWELVE HUNDRED AND 00/100 (\$1,200.00) DOLLARS and agrees to pay EIGHT HUNDRED (\$800.00) DOLLARS on February 1, 1999 for a total deposit of TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS and has given his Promissory Note, November 14, 1998, herewith in the sum of NINETEEN THOUSAND AND 00/100 (\$19,000.00) DOLLARS.

METHOD OF PAYMENT:

(A) Deposit:

- (a) Due on November 16, 1998 \$1,200.00
- (b) Due on February 1, 1999 \$ 800.00
- (c) Total deposit to find base principle \$ 2,000.00

(B) Approximate principal balance of first

mortgage to which conveyance shall be

subject, if any, to Mortgage Lender:

\$ 19,000.00

Interest 7.0% per annum:

The Buyer agrees to make monthly installments of not less than THREE HUNDRED AND NO/100 (\$300.00) each, with interest 7.0% per annum on amounts from time to time unpaid. Said payments are to commence December 11, 1998 and to continue monthly unabated until paid. Payment is due on the 11th of each month.

Monthly payments of \$300.00 should be made in the form of a deposit at sellers bank, to the account of the seller. The buyer shall keep the receipt as proof of payment. Payment is not to be directly to the seller, to allow the banking system to keep all the records of payments.

Location: Any Escambia County Whitney Bank,

Account Name: Marvin Lee Lucas or Sharon Lucas

If other payment locations and arrangements are necessary, Seller will notify Buyer by certified mail and will be incorporated in to this portion of this contract.

RCD Aug 13, 2003 02:23 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-133835

INTANGIBLE INTEREST PD @ ESC CO \$ 20.36
06/03/03 ERNIE LEE MAGAHA, CLERK
By: Ernie Lee Magaha

MARVIN DID NOT SIGN MORTGAGE AS FEE
SIMPLE OWNER

OR BK 5444 PG1870
Escambia County, Florida
INSTRUMENT 2004-258398

After recording, please return to:
CITIFINANCIAL EQUITY
SERVICES, INC.
5007 N DAVIS HWY SUITE 37
PENSACOLA FL 32503

MTG DOC STAMPS PD @ ESC CO \$ 102.20
07/02/04 ERNIE LEE MAGNA, CLERK

INTANGIBLE TAX PD @ ESC CO \$ 58.31
07/02/04 ERNIE LEE MAGNA, CLERK

This instrument was prepared by:

✓ CITIFINANCIAL EQUITY
SERVICES, INC.
5007 N DAVIS HWY SUITE 37
PENSACOLA FL 32503
VICKY GANZEL

MORTGAGE

THIS MORTGAGE is made this 30th day of June, 2004, between the Mortgagor,
JOHN MANTLO, A SINGLE MAN ANGELA HOWELL, A SINGLE WOMAN

(herein "Borrower"),

and the Mortgagee, CITIFINANCIAL EQUITY SERVICES, INC.,
a corporation organized and existing under the laws of Oklahoma
whose address is 5007 N DAVIS HWY SUITE 37 PENSACOLA FL 32503
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 29,156.40,
which indebtedness is evidenced by Borrower's note dated 06/30/2004 and extensions and renewals
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of
indebtedness, if not sooner paid, due and payable on 07/06/2024 ;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with the interest thereon;
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of
this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower
does hereby mortgage, grant and convey to Lender the following described property located in the County of
ESCAMBIA, State of Florida:

THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING
AND BEING IN COUNTY OF ESCAMBIA, STATE OF FLORIDA, TO-WIT: 03-2N-31-
2100-000-009, S95 85/100 FT OF LOT 9, SCHERER S/D PB 2 P 82 OR
1800 P 203 OR 4155 P 1324.

BY FEE SIMPLE DEED FROM ANGELA HOWELL AS SET FORTH IN OR BOOK 5213,
PAGE 1445 DATED 08/13/2003 AND RECORDED 08/13/2003, ESCAMBIA COUNTY
RECORDS, STATE OF FLORIDA.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a
leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all
claims and demands, subject to encumbrances of record.

Recorded in Public Records 12/08/2005 at 03:06 PM OR Book 5794 Page 41,
Instrument #2005453543, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 MTG Stamps \$32.20 Int. Tax \$18.21

MARVIN DID NOT SIGN MORTGAGE
AS FEE SIMPLE OWNER

After recording, please return to:
CITIFINANCIAL EQUITY
SERVICES, INC.
5007 N DAVIS HWY SUITE 17
PENSACOLA FL 32503

This instrument was prepared by:
CITIFINANCIAL EQUITY
SERVICES, INC.
5007 N DAVIS HWY SUITE 17
PENSACOLA FL 32503

MORTGAGE

THIS MORTGAGE is made this 7th day of December, 2005, between the Mortgagor,
JOHN C MANTLO, HUSBAND ANGELA MANTLO, WIFE

(herein "Borrower"),

and the Mortgagee, CITIFINANCIAL EQUITY SERVICES, INC.
a corporation organized and existing under the laws of Oklahoma,
whose address is 5007 N DAVIS HWY SUITE 17 PENSACOLA FL 32503
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 9,105.00,
which indebtedness is evidenced by Borrower's note dated 12/07/2005 and extensions and renewals
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of
indebtedness, if not sooner paid, due and payable on 01/12/2021;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with the interest thereon;
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of
this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower
does hereby mortgage, grant and convey to Lender the following described property located in the County of
ESCAMBIA, State of Florida:

ALL THAT CERTAIN PARCEL OF LAND IN ESCAMBIA COUNTY, STATE OF FL,
AS MORE FULLY DESCRIBED IN OR BOOK 4115 PAGE 1324 ID#23 27 31 2100 000
009, BEING KNOWN AND DESIGNATED AS THE SOUTH 95.85 FEET OF LOT 9,
SCHERER SUBDIVISION, FILED IN PLAT BOOK 2 PAGE 82.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM WILLIAM D.
MILLER, A SINGLE MAN TO MARVIN LEE LUCAS, A MARRIED MAN, DATED 05/05/
1995 RECORDED ON 04/03/1997 IN OR BOOK 4115, PAGE 1324 IN ESCAMBIA
COUNTY RECORDS, STATE OF FL.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a
leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to
mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all
claims and demands, subject to encumbrances of record.

Recorded in Public Records 05/10/2007 at 03:02 PM OR Book 6143 Page 578,
Instrument #2007045267, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

MARVIN WAS MADE PARTY TO THE
FORECLOSURE ALTHOUGH HE NEVER
SIGNED THE MORTGAGES AND WAS THE
FEE SIMPLE OWNER - MANTLO AND
HOWELL ONLY HAD CONTRACTUAL
INTEREST TO MORTGAGE - ABTRACTOR
IS UNSURE IF THIS IS A GOOD
FORECLOSURE

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL

2007 MAY -3 P 3: 57

CIRCUIT CIVIL DIVISION
FILED & RECORDED

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT OF THE STATE OF
FLORIDA, IN AND FOR ESCAMBIA COUNTY
CIVIL DIVISION**

CITIFINANCIAL EQUITY SERVICES, INC.

Plaintiff,

vs.

CASE NO. 07CA 1025

JOHN MANTLO A/K/A JOHN C. MANTLO; THE
UNKNOWN SPOUSE OF JOHN MANTLO A/K/A JOHN
C. MANTLO; MARVIN LEE LUCAS; THE UNKNOWN
SPOUSE OF MARVIN LEE LUCAS; ANGELA HOWELL;
THE UNKNOWN SPOUSE OF ANGELA HOWELL; IF
LIVING, INCLUDING ANY UNKNOWN SPOUSE OF
SAID DEFENDANT(S), IF REMARRIED, AND IF
DECEASED, THE RESPECTIVE UNKNOWN HEIRS,
DEWISEES, GRANTEES, ASSIGNEES, CREDITORS,
LIENORS, AND TRUSTEES, AND ALL OTHER PERSONS
CLAIMING BY, THROUGH, UNDER OR AGAINST THE
NAMED DEFENDANT(S); CITIFINANCIAL EQUITY
SERVICES, INC.; WHETHER DISSOLVED OR
PRESENTLY EXISTING, TOGETHER WITH ANY
GRANTEES, ASSIGNEES, CREDITORS, LIENORS, OR
TRUSTEES OF SAID DEFENDANT(S) AND ALL OTHER
PERSONS CLAIMING BY, THROUGH, UNDER, OR
AGAINST DEFENDANT(S); UNKNOWN TENANT #1;
UNKNOWN TENANT #2;

Defendant(s)

Case: 2007 CA 001025

00078174346

Dkt: CA1039 Pg#: 2

BK: 6143 PG: 579 Last Page

NOTICE OF LIS PENDENS

TO THE ABOVE NAMED DEFENDANTS AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that suit was instituted by the above-named Plaintiff against the above-named Defendants in the above-styled cause involving the following property, situate, lying and being in Escambia County, Florida, to wit:

THE SOUTH 95.85 FEET OF LOT 9, SCHERER SUBDIVISION, BEING A PORTION, OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 82, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. SAID PROPERTY BEING OTHERWISE DESCRIBED AS LOT 9, LESS THE NORTH 74.15 FEET THEREOF, SCHERER SUBDIVISION, ESCAMBIA COUNTY, FLORIDA.


A/K/A

**1172 KEMALA AVE
MOLINO, FL 32577**

Relief sought as to such property is for foreclosure of a mortgage held by the Plaintiff against the premises.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

DATED THIS 30TH DAY OF APRIL, 2007.



Law Offices of Daniel C. Consuegra
☐ Daniel C. Consuegra/Florida Bar #371300
☒ Jennifer A. Sesta/Florida Bar #0966339
☐ Peter E. Lanning/Florida Bar #0562221
☐ Colette M. Trebon/Florida Bar #0022090
9204 King Palm Drive
Tampa, Florida 33619-1328
Tel (813) 915-8660
Fax (813) 915-0559

Recorded in Public Records 08/16/2007 at 01:00 PM OR Book 6201 Page 1254,
Instrument #2007078873, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Deed Stamps \$168.00

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT OF THE STATE OF
FLORIDA, IN AND FOR ESCAMBIA COUNTY
CIVIL DIVISION**

CITIFINANCIAL EQUITY SERVICES, INC.,

Plaintiff,

vs.

CASE NO. 2007-CA-1025-
DIV-K

JOHN MANTLO A/K/A JOHN C. MANTLO; THE
UNKNOWN SPOUSE OF JOHN MANTLO A/K/A JOHN
C. MANTLO; MARVIN LEE LUCAS; THE UNKNOWN
SPOUSE OF MARVIN LEE LUCAS; ANGELA HOWELL;
THE UNKNOWN SPOUSE OF ANGELA HOWELL; IF
LIVING, INCLUDING ANY UNKNOWN SPOUSE OF
SAID DEFENDANT(S), IF REMARRIED, AND IF
DECEASED, THE RESPECTIVE UNKNOWN HEIRS,
DEVISEES, GRANTEES, ASSIGNEES, CREDITORS,
LIENORS, AND TRUSTEES, AND ALL OTHER PERSONS
CLAIMING BY, THROUGH, UNDER OR AGAINST THE
NAMED DEFENDANT(S); CITIFINANCIAL EQUITY
SERVICES, INC.; WHETHER DISSOLVED OR
PRESENTLY EXISTING, TOGETHER WITH ANY
GRANTEES, ASSIGNEES, CREDITORS, LIENORS, OR
TRUSTEES OF SAID DEFENDANT(S) AND ALL OTHER
PERSONS CLAIMING BY, THROUGH, UNDER, OR
AGAINST DEFENDANT(S); UNKNOWN TENANT #1;
UNKNOWN TENANT #2;

Defendant(s).

Case: 2007 CA 001025



00057026880

Dkt: CA1173 Pg#:

3

38

BK: 6201 PG: 1255

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on the 1st day of August, 2007, for the property described herein and that no objections to the sale have been filed within the time allowed for filing such objections.

The following property in ESCAMBIA County, Florida:

THE SOUTH 95.85 FEET OF LOT 9, SCHERER SUBDIVISION, BEING
A PORTION, OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 31
WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 2, AT PAGE 82, OF THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA.

A/K/A

1172 KEMALA AVE
MOLINO, FL 32577

was sold to CONSUMERS ALLIANCE CORPORATION, whose mailing address is:
P.O. Box 7058 HOLLYWOOD, FLORIDA 33081

WITNESS my hand and official seal of the Court on 14th day of August, 2007.

CLERK OF THE COURT

By

Deputy Clerk



cc:

✓ Law Offices of Daniel C. Consuegra
9204 King Palm Drive
Tampa, FL 33619-1328

✓ ALL PARTIES ON ATTACHED MASTER CIVIL SERVICE LIST

08-14-07 Q

BK: 6201 PG: 1256 Last Page

MASTER CIVIL SERVICE LIST

JOHN MANTLO A/K/A JOHN C. MANTLO
8635 JOHN HAMM ROAD
MILTON, FL 32583

MARVIN LEE LUCAS
17256 GOOSE CREEK TRAIL
MCDAVID, FL 32568

THE UNKNOWN SPOUSE OF MARVIN LEE LUCAS N/K/A SHARON LUCAS
17256 GOOSE CREEK TRAIL
MCDAVID, FL 32568

ANGELA HOWELL
8635 JOHN HAMM ROAD
MILTON, FL 32583

CITIFINANCIAL EQUITY SERVICES, INC.
C/O CT CORPORATION SYSTEM, R.A.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

CONSUMERS ALLIANCE CORPORATION
P.O. BOX 7058
HOLLYWOOD, FL 33081
Third party purchaser

Recorded in Public Records 07/09/2010 at 09:53 AM OR Book 6611 Page 1320,
Instrument #2010043963, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$147.00

Prepared by and Return to:
Edith Garcia, an employee of
First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251
(877)309-7212
File No.: 2101-2373556

SPECIAL WARRANTY DEED

State of Florida

County of Escambia

THIS SPECIAL WARRANTY DEED is made on July 02, 2010, between

Consumers Alliance Corporation, a Florida corporation

having a business address at: Post Office Box 7058, Hollywood, FL 33081
("Grantor"). and

Ray A. Byrd and Deborah Byrd, husband and wife

having a mailing address of: 51 Elsie Davis Road, Century, FL 32535-2709
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Escambia**, State of **Florida**, to-wit:

The South 95.85 feet of Lot 9, SCHERER SUBDIVISION, being a portion, of Section 3, Township 2 North, Range 31 West, according to the plat thereof, as recorded in Plat Book 2, at Page 82, of the Public Records of Escambia County, Florida.

Tax Parcel Identification Number: **032N31-2100-000-009**

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

BK: 6611 PG: 1321

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

TO HAVE AND TO HOLD the same in fee simple forever.


AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2009**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

Consumers Alliance Corporation, a Florida corporation


By: Benjie Sperling, President

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: GAIL WITSMAN

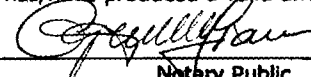

Witness Signature

Print Name: Eduardo Tapones

State of **Florida**

County of **Escambia**

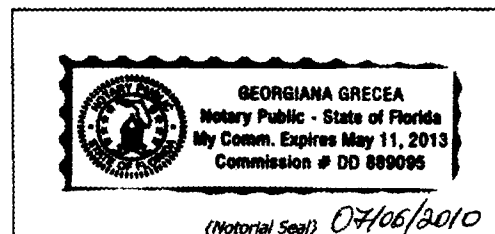
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **July 02, 2010**, by **Benjie Sperling, as President**, and, as **on behalf of Consumers Alliance Corporation, a Florida corporation**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.


Notary Public

GEORGIANA GRECEA

(Printed Name)

My Commission expires: May 11th 2013



BK: 6611 PG: 1322

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

ATTENTION: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1-29.180(5) of this Ordinance, the Escambia Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing or the property sale or transfer of title.

Legal Address of Property: **1172 Kemala Road, Molina, Florida 32577**

Buyer/Seller are aware that the property is on a () Sewer System () Septic Tank

APPROVAL LETTER ATTACHED HERETO ()

APPROVAL LETTER NOT REQUIRED - PROPERTY NORTH OF WELL LINE ROAD (X)

APPROVAL LETTER NOT REQUIRED - PROPERTY IS UNIMPROVED ()

This form completed by:

First American Title Insurance Company
730 Bayfront Parkway
Pensacola, Florida 32502-6251

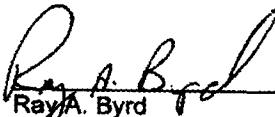
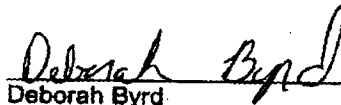
AS TO SELLER(S):

Consumers Alliance Corporation, a Florida corporation



By: Benjie Sperling, President

AS TO BUYER(S):


Ray A. Byrd
Deborah Byrd

BK: 6611 PG: 1323 Last Page

2373556

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure may additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Kemala road**Legal Address of Property: **1172 Kemala Road, Mollna, Florida 32577**

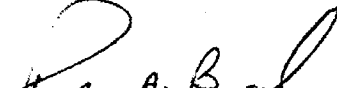
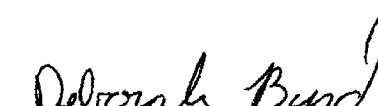
The County (X) has accepted (_____) has not accepted the abutting roadway for maintenance.

This form completed by: **First American Title Insurance Company**
730 Bayfront Parkway
Pensacola, Florida 32502-6251

Signed, sealed and delivered in our presence:


Witness SignaturePrint Name: GEORGIANA GREEN
Witness SignaturePrint Name: GAIL WITSMAN

Consumers Alliance Corporation, a Florida
corporation


By: Benjie Sperling, President
Ray A. Byrd
Deborah Byrd

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

OR BK 4469 PG0281
Escambia County, Florida
INSTRUMENT 99-662226

RCD Sep 16, 1999 09:01 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-662226

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: LUCAS MARVIN L
5033 HWY 95A NORTH
MOLINO FL 32577

ACCT.NO. 12 0045 000 000

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:

S 95 85/100 FT OF LT 9
SCHERER S/D PB 2 P 82
OR 1800 P 203
OR 4115 P 1324

PROP.NO. 03 2N 31 2100 000 009

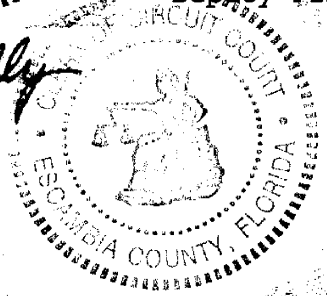
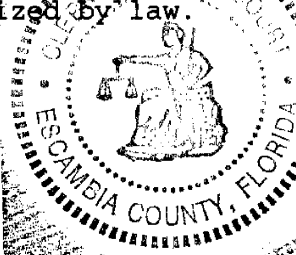
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can 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: *[Signature]*
Wanda M. MCBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Clerk



Recorded in Public Records 06/21/2007 at 02:14 PM OR Book 6168 Page 431,
Instrument #2007059664, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 06/21/2007 at 01:37 PM OR Book 6168 Page 385,
Instrument #2007059652, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: CE 07-03-0775
Location: 1172 Kemala Road
PR# 03-2N-31-2100-000-009

Angela Howell & John Mantlo
8635 John Hamm Road
Milton, FL 32583

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the respondent or representative, Angel Howell and John Mantlo as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the Code of Ordinances, the Special Magistrate finds that a violation of the Code of Ordinances Sections 42-196 (a), (b), and (d); Section 94-51 have occurred and have been abated.

THEREFORE, the Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that:

BK: 6168 PG: 432

BK: 6168 PG: 386

Costs in the amount of \$350.00 are hereby awarded in favor of Escambia County as the prevailing party against Angela Howell and John Mantlo.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

BK: 6168 PG: 433 Last Page


BK: 6168 PG: 387 Last Page

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Master to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 6708 Plantation Road, Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

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

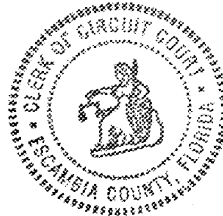
DONE AND ORDERED at Escambia County, Florida on this the 14th day of June, 2007.


G. Thomas Smith
Special Magistrate
Office of Environmental Code Enforcement

Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA

Clerk of the Circuit Court
Escambia County, Florida

By:  D.C.
Date: 6-21-07



Recorded in Public Records 3/6/2024 12:35 PM OR Book 9113 Page 97,
Instrument #2024016794, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 3/6/2024 12:18 PM OR Book 9113 Page 19,
Instrument #2024016778, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

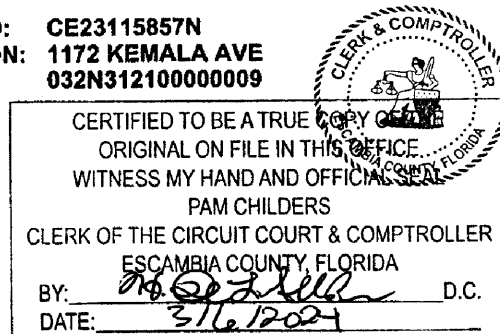
PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE23115857N
LOCATION: 1172 KEMALA AVE
PR#: 032N312100000009

VS.

BYRD RAY A EST OF,
1172 KEMALA RD
MOLINO, FL 32577

RESPONDENT(S)



ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, Michael Byrd
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
4/4/2024 to correct the violation(s) and to bring the violation into compliance.

BK: 9113 PG: 98

BK: 9113 PG: 20

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **4/5/2024**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of

BK: 9113 PG: 99 Last Page

BK: 9113 PG: 21 Last Page

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

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

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

DONE AND ORDERED in Escambia County, Florida on this 5th day of March, 2024.



DeWitt D. Clark
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 6/5/2024 10:56 AM OR Book 9156 Page 1620,
Instrument #2024043106, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 6/5/2024 10:02 AM OR Book 9156 Page 1397,
Instrument #2024043041, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

BYRD RAY A EST OF,
1172 KEMALA RD
MOLINO, FL 32577

Case No: CE23115857N
Location: 1172 KEMALA AVE
PR #: 032N312100000009

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

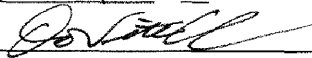
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 3/5/2024.

Itemized Cost	
Daily fines	\$0.00
Fines	\$0.00
Court Cost	\$250.00
County Abatement Fees	\$0.00
Administrative Costs	\$0.00
Payments	\$0.00

Total: \$250.00

DONE AND ORDERED at Escambia County, Florida on

Tue 4, 2024


DeWitt D. Clark
Special Magistrate

Office of Environmental Enforcement

Unique Code : BAA-CACABFBCCDAEFH-BCADD-CACEAEDAEB-DEAJFJ-F Page 1 of 1

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AUTHORIZED BY LAW TO BE RECORDED OR FILED AND ACTUALLY RECORDED OR FILED IN THE OFFICE OF THE ESCAMBIA COUNTY CLERK OF THE CIRCUIT COURT. THIS DOCUMENT MAY HAVE REDUCTIONS AS REQUIRED BY LAW.

VISIT <https://dory.escambiaclerk.com/LandmarkWeb1.4.6.134/search/index?theme=.blue§ion=searchCriteriaName&quickSearchSelection=#> TO VALIDATE THIS DOCUMENT



Digitally signed by Pamela L Childers
Date: 2024.06.05 10:16:19 -05:00
Escambia County Clerk of the Court and Comptroller
Location: 190 W Government St., Pensacola, FL 32502

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06122 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RAY A BYRD EST OF
C/O MICHAEL BYRD
1172 KEMALA RD
MOLINO, FL 32577

MARVIN LEE LUCAS
1172 KEMALA RD.
MOLINO, FL 32577

DEBORAH BYRD MARVIN LEE LUCAS
1172 KEMALA RD. 5033 HWY 85A
MOLINO, FL 32577 MOLINO, FL 32577

MARVIN LEE LUCAS ESCAMBIA COUNTY / COUNTY ATTORNEY
17256 GOOSE CREEK TRAIL 221 PALAFOX PLACE STE 430
MCDAVID, FL 32568 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

WITNESS my official seal this 19th day of December 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06122**, 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:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

SECTION 03, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120045000 (0225-23)

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

RAY A BYRD EST OF

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

Dated this 16th day of December 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

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Dated this 13th day of December 2024.

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

Post Property:

1172 KEMALA RD 32577



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

By:
Emily Hogg
Deputy Clerk

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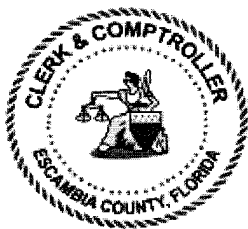
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Personal Services:

**RAY A BYRD EST OF
C/O MICHAEL BYRD
1172 KEMALA RD
MOLINO, FL 32577**

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



By: 
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0225.23

Document Number: ECSO24CIV043513NON

Agency Number: 25-002231

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06122 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RAY A BYRD EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/20/2024 at 9:05 AM and served same at 1:00 PM on 1/2/2025 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. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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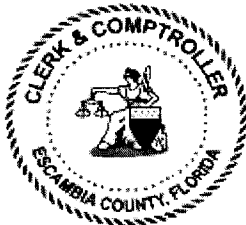
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Dated this 13th day of December 2024.

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

Post Property:

1172 KEMALA RD 32577



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0225-23

Document Number: ECSO24CIV043519NON

Agency Number: 25-002287

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06122 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RAY A BYRD EST OF
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 12/20/2024 at 9:07 AM and served same on RAY A BYRD , at 6:56 AM on 1/8/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Carnley 926
J. CARNLEY CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

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Personal Services:

**RAY A BYRD EST OF
C/O MICHAEL BYRD
1172 KEMALA RD
MOLINO, FL 32577**

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



By:
Emily Hogg
Deputy Clerk

TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 0225.23

Tax Certificate No.: 2022 TD 06122

Titleholder: EST OF RAY A BYRD

☒ Individual

☐ Company

Address from certification: 1112 KEMANA RD 32511

Same as deed? ☐ Yes ☒ No. If no, address(es) on deed: 51 ELSIE DAVIS RD

Deed OR Book 10411 Page 1300

CENTURY FL 32535

Alternate addresses:

• Address: _____

• Address: _____

Source: _____

Source: _____

	Date Searched	Initials
Escambia Property Appraiser's records	_____	_____ <input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records	_____	_____ <input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll	_____	_____ <input checked="" type="checkbox"/> no new address
Escambia Clerk's tax deed records	_____	_____ <input checked="" type="checkbox"/> no new address
Florida corporate record's search	_____	_____ <input checked="" type="checkbox"/> no new address
Escambia Official Records search	_____	_____ <input checked="" type="checkbox"/> no new address
Escambia court records search	_____	_____ <input checked="" type="checkbox"/> no new address
Google search	→ RAY 850-266-0903 (WRONG #?) <input checked="" type="checkbox"/> no new address	

Additional notes:

Found # for son
Michael Byrd
850-426-2201

→ 1/16/25 Emily LEFT DETAILED MESSAGE

* MAILED NOTICE (1ST CLASS & CERT) TO 51 ELSIE DAVIS RD

* LVM - 850-390-1001 7 POSSIBLE PH #

* LVM - 850-480-4821 - VICKY (DAUGHTER)

Document all searches and attached copies of potential addresses

Rev 03/17/15

RAY A BYRD EST OF [0225-23]
C/O MICHAEL BYRD
1172 KEMALA RD
MOLINO, FL 32577

9171 9690 0935 0128 0646 84

Returned

DEBORAH BYRD [0225-23]
1172 KEMALA RD.
MOLINO, FL 32577

9171 9690 0935 0128 0645 23

MARVIN LEE LUCAS [0225-23]
1172 KEMALA RD.
MOLINO, FL 32577

9171 9690 0935 0128 0646 77

MARVIN LEE LUCAS [0225-23]
5033 HWY 85A
MOLINO, FL 32577

9171 9690 0935 0128 0645 30

MARVIN LEE LUCAS [0225-23]
17256 GOOSE CREEK TRAIL
MCDAVID, FL 32568

9171 9690 0935 0128 0645 47

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0225-23]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0645 54

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0225-23]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0645 61

*1-27-25
MAILED 15
CLASS &
CERTIFIED*

EST OF RAY A BYRD (0225-23) ,
51 ELSIE DAVIS RD
CENTURY FL 32535

9171 9690 0935 0128 2932 20

Ray A Byrd

Age 63, Born June 1961

Lives in Molino, FL

(850) 256-0623

7 1/27/25 7 DISCONNECTED



Full Background Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Evictions & Foreclosures
- Marriage & Divorce Records
- Bankruptcies, Liens & Judgments
- Assets & Properties
- Business Records
- Professional Licenses
- Social Media Records

[View Full Background Report](#)



Also Seen As

Ray Allen Byrd, Raymond A Byrd, Ray Bird



Current Address

[1172 Kemala Ave](#)

[Molino, FL 32577](#)

\$74,000 | 1 Bath | 1756 Sq Ft | Built 1957

Escambia County

(Jan 2010 - Jan 2025)

[Ad] [Streamline Property Owner Info Search](#)

Search Over 157 Million MLS and Public Record Properties. [Try PeopleFinders](#)



Phone Numbers

[\(850\) 256-0623](#) - Landline

Possible Primary Phone

Last reported Dec 2024

South Central Bell Telephone

[\(850\) 256-5981](#) - Landline

Last reported Apr 2021

South Central Bell Telephone

[\(850\) 587-2348](#) - Landline

Last reported Jun 2017

Frontier Communications of the South

[\(850\) 587-2488](#) - Landline

Last reported Jul 2022

Frontier Communications of the South

[\(850\) 380-1001](#) - Wireless

Last reported Apr 2021

Verizon Wireless

[\(850\) 256-1569](#) - Landline

Last reported Mar 2024

South Central Bell Telephone

1/27/25
7 DISCONNECTED

7 1/27/25 LEFT
VOICEMAIL

7 DISCONNECTED



Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Bankruptcies, Judgments, Liens
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- Age
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Complete Background Check

[View Full Background Report](#)

Sponsored Links



Email Addresses

ray.byrd99@yahoo.com
ray_byrd2004@yahoo.com
ray_byrd2005@yahoo.com
raybyrd@alltel.net
ray.byrfd99@yahoo.com
ray_byrd2004@ymail.com



Current Address Property Details

1172 Kemala Ave

Molino, FL 32577

Bedrooms	Bathrooms	Square Feet	Year Built
N/A	1	1,756	1957
Estimated Value	Estimated Equity	Last Sale Amount	Last Sale Date
\$74,000	\$74,000	\$21,000	07/02/2010
Occupancy Type	Ownership Type	Land Use	Property Class
Non-Owner	Corporate	Single Family	Residential
Occupied		Residential	
Subdivision	Lot Square Feet	APN	School District
Scherer	9,148	03-2N-31-2100-000-009	Escambia County School District



Previous Addresses

6949 Mobile Hwy

Pensacola, FL 32526

Escambia County
(Jan 2010 - Jan 2013)

51 Elsie Davis Rd

Century, FL 32535

Escambia County
(Jan 2001 - Mar 2024)

71 Elsie Davis Rd

Century, FL 32535

Escambia County
(Apr 1998 - Oct 2009)

PO Box 536

Cantonment, FL 32533

Escambia County
(Sep 1988 - Nov 2000)

Elsie Davis Rd

Century, FL 32535

Escambia County
(Jun 2010 - Jan 2020)

860 W Bogia Rd

Mc David, FL 32568

Escambia County
(Jan 1995 - Oct 2009)

PO Box 3514

Mc David, FL 32568

Escambia County
(Oct 1989 - Oct 2009)

417 Lakeview Ave

Cantonment, FL 32533

Escambia County
(Aug 1988 - Dec 1993)



Criminal Records Report Sponsored Link

- Arrest & Criminal Records
- Warrants & Police Records
- Misdemeanors & Felonies
- Nationwide Court Records

- Registered Sex Offender Check
- Speeding Tickets

[View Full Background Report](#)

Sponsored Links



Possible Relatives

May include parents (mother, father), spouse (wife, husband), exes, brothers, sisters, children

[Deborah Byrd](#)

Age 64

[Michael Byrd](#)

Age 43

[Steven Byrd](#)

Age 41

[Vicky Beck](#)

Age 42

[Chris Byrd](#)

Age 45

[Edna Byrd](#)

Age 59

[Gerald Byrd](#)

Age 64

[Kevin Byrd](#)

Age 40

[Lesia Byrd](#)

Age 60

[Serenity Byrd](#)

Age 20

[Tara Byrd](#)

Age 41

[Laquinta Byrd](#)

Age 37



Possible Associates

May include current and past roommates, friends, and extended family

[John Fick](#)

Age 59

[Edward King](#)

Age 58

[James Broadway](#)

Age 84

[James Scott](#)

Age 70

[Kristin Deral](#)

Age 42

[Mary Scott](#)

Age 66

[Sarah Gates](#)

Age 61

[Alisha Pogue](#)

Age 42

[Frances Broadway](#)

Age 83

[Ashley Hadder](#)

Age 38

[Charlotte Hadder](#)

Age 46

[Daniel Hadder](#)

Age 44



Full Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- AKAs, Age, Date of Birth
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Bankruptcies, Judgments, Liens
- Complete Background Check

[View Full Background Report](#)

advertisement

FAQ

Where does **Ray Allen Byrd** live?

Ray Allen Byrd's address is 1172 Kemala Ave Molino, FL 32577.

How old is **Ray Allen Byrd**?

Ray Allen Byrd's age is 63 years old.

What is **Ray Allen Byrd's** phone number?

Ray Allen Byrd's number is (850) 256-0623.

Is **Ray Allen Byrd** married?

Ray Allen Byrd does not appear to be married.

NEED MORE DATA IN REAL-TIME?



Get access to our partner **Endato's Fast Developer API** for Contact Enrichment, Sales and Marketing Intelligence.



TruePeopleSearch.com is not a Consumer Reporting Agency (CRA) as defined by the [Fair Credit Reporting Act \(FCRA\)](#). This site can't be used for employment, credit or tenant screening, or any related purpose.

CERTIFIED MAIL™



9171 9690 0935 0128 0645 30

PENSACOLA FL 325

20 DEC 2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

12/19/2024 ZIP 32502
043M31219251

US POSTAGE

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

Handwritten: 12/23
28
1- NIXIE

MARVIN LEE LUCAS [0225-23]
5033 HWY 95A
MOLINO, FL 32577

326 DE 1

0001/10/25

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

UNC

BC: 32502583335

*2638-01244-20-35

325025833

32577-99995

CERTIFIED MAIL™

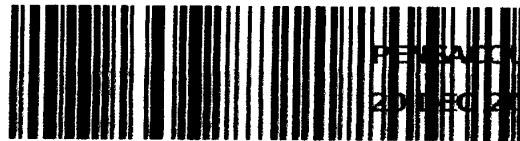
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

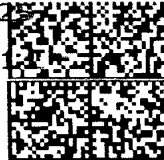
Pensacola, FL 32502



PENSACOLA FL 325

20 DEC 2024 PM 12:15

9171 9690 0935 0128 0646 84



quadiënt

FIRST-CLASS MAIL

IMI

\$008.16⁰

12/19/2024 ZIP 32502

043M31219251

US POSTAGE

RAY A BYRD EST OF [0225-23]

C/O MICHAEL BYRD

1172 KEMALA RD

MOLINO, FL 32577

LN
12-23
12-28
+

NIXIE

326 DE 1

0001/10/25

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

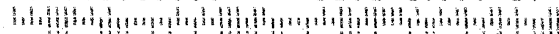
UNC

BC: 3250258335

*2191-10939-10-37

325025833

32577-93567



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

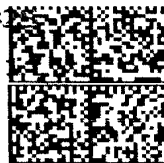
Pensacola, FL 32502



PENSACOLA FL 32502

20 DEC 2024 PM 1

9171 9690 0935 0128 0645 23



quadiant

FIRST-CLASS MAIL

IMI

\$008.16⁰

12/19/2024 ZIP 32502
043M31219251

US POSTAGE

DEBORAH BYRD [0225-23]

1172 KEMALA RD.

MOLINO, FL 32577

LN
12-23
12-24
K

NIXIE

326 DE 1

0001/10/25

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

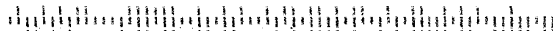
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BC: 3250258335

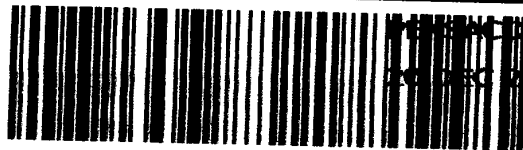
*2638-01062-70-35

325025833

32577-935672



CERTIFIED MAIL™



PENSACOLA FL 325

10 DEC 2024 PM

9171 9690 0935 0128 0646 77



quadiënt

FIRST-CLASS MAIL
IMI

\$008.16⁰

12/19/2024 ZIP 32502
043M31219251

US POSTAGE

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

MARVIN LEE LUCAS [0225-23]
1172 KEMALA RD.
MOLINO, FL 32577

LH
12-23
28

NIXIE

326 DE 1

0001/10/25

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

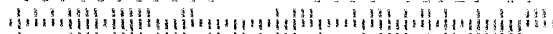
UNC

BC: 32502583335

*2638-01519-20-35

375025833

32577-93567



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



FIRST-CLASS MAIL
PRSR - (M)

\$000.63⁶

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

WmR

EST OF RAY A BYRD (0225-23)
51 ELSIE DAVIS RD
CENTURY FL 32535

NITTE 326 DE 1260 0002/03/75

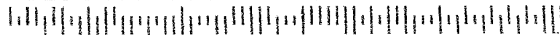
RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

SECRET

NMR

LAUNDRY 03X 5/93

BC: 32502583335 *0532-06835-03-47



[illegible]



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2024

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
12-0045-000	06		032N312100000009

PROPERTY ADDRESS:
1172 KEMALA RD

EXEMPTIONS:

BYRD RAY A EST OF
C/O MICHAEL BYRD
1172 KEMALA RD
MOLINO, FL 32577

PRIOR YEAR(S) TAXES OUTSTANDING

22/6/22

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	63,837	0	63,837	422.38
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	67,543	0	67,543	118.34
BY STATE LAW	3.0950	67,543	0	67,543	209.05
WATER MANAGEMENT	0.0218	63,837	0	63,837	1.39
SHERIFF	0.6850	63,837	0	63,837	43.73
M.S.T.U. LIBRARY	0.3590	63,837	0	63,837	22.92
ESCAMBIA CHILDRENS TRUST	0.4043	63,837	0	63,837	25.81

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$843.62

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320	FP FIRE PROTECTION		125.33
NON-AD VALOREM ASSESSMENTS			\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$968.95

If Paid By Please Pay	Jan 31, 2025 \$949.57	Feb 28, 2025 \$959.26	Mar 31, 2025 \$968.95		
--------------------------	--------------------------	--------------------------	--------------------------	--	--

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Jan 31, 2025 949.57
AMOUNT IF PAID BY	Feb 28, 2025 959.26
AMOUNT IF PAID BY	Mar 31, 2025 968.95
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
12-0045-000
PROPERTY ADDRESS
1172 KEMALA RD

BYRD RAY A EST OF
C/O MICHAEL BYRD
1172 KEMALA RD
MOLINO, FL 32577

1 120045000 2024 0

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 06122, 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:

S 95 85/100 FT OF LT 9 SCHERER S/D PB
2 P 82 OR 6611 P 1320

SECTION 03, TOWNSHIP 2 N, RANGE 31
W
TAX ACCOUNT NUMBER 120045000
(0225-23)

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

RAY A BYRD EST OF

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

Dated this 19th day of December 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

4WR1/1-1/22TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7622
Order Date: 12/26/2024
Number Issues: 4
Pub Count: 1
First Issue: 1/1/2025
Last Issue: 1/22/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 1/1/2025, 1/8/2025, 1/15/2025, 1/22/2025


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

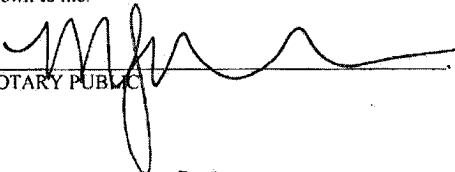
**2022 TD 06122 MIKON FINANCIAL SERVICES INC
AND OCEAN BANK - R. A. Byrd EST OF**

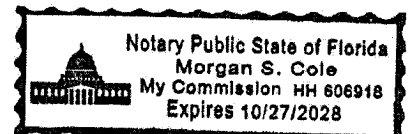
was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 for a consecutive 4 weeks.

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 1/22/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



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
High Bid Tax Deed Sale**

**Cert # 006122 of 2022 Date 2/5/2025
Name EKATERINA RUSAKOVA**

Cash Summary

Cash Deposit	\$1,525.00
Total Check	\$29,231.00
Grand Total	\$30,756.00

PAM CHILDERS
Clerk of the Circuit Court

By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale

Cert # 006122 of 2022 Date 2/5/2025
Name EKATERINA RUSAKOVA

Cash Summary

Cash Deposit	\$1,525.00
Total Check	\$29,231.00
Grand Total	\$30,756.00

Purchase Price (high bid amount)	\$30,500.00	Total Check	\$29,231.00
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$213.50	Adv Doc. Stamps	\$213.50
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$5,932.59	Postage	\$57.40
		Researcher Copies	\$0.00
- postage	\$57.40		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00	Clerk's Prep Fee	\$14.00
		Registry of Court	\$5,875.19
=Registry of Court	\$5,875.19		
Purchase Price (high bid)	\$30,500.00		
-Registry of Court	\$5,875.19	Overbid Amount	\$24,567.41
-advance recording (for mail certificate)	\$18.50		
-postage	\$57.40		
-Researcher Copies	\$0.00		
= Overbid Amount	\$24,567.41		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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




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

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

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

**Case # 2022 TD 006122
 Sold Date 2/5/2025
 Name EKATERINA RUSAKOVA**

RegistryOfCourtT = TAXDEED	\$5,875.19
overbidamount = TAXDEED	\$24,567.41
PostageT = TD2	\$57.40
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$213.50
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 006122	
5/2/2024	TD83	TAX COLLECTOR CERTIFICATION	
5/2/2024	TD84	PA'S INFO	
5/3/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024031996	
5/3/2024	TD84	NOTICE OF TDA	
12/3/2024	TD82	PROPERTY INFORMATION REPORT	
12/20/2024	TD81	CERTIFICATE OF MAILING	
1/3/2025	CheckVoided	CHECK (CHECKID 139189) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
1/3/2025	CheckMailed	CHECK PRINTED: CHECK # 900038122 - - REGISTRY CHECK	
1/7/2025	TD84	SHERIFF RETURN OF SERVICE	
1/27/2025	TD84	ADDITIONAL RESEARCH / RETURN MAIL	
1/29/2025	TD84	2024 TAX BILL	
1/31/2025	CheckVoided	CHECK (CHECKID 139711) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
1/31/2025	CheckMailed	CHECK PRINTED: CHECK # 900038232 - - REGISTRY CHECK	
1/31/2025	TD84	PROOF OF PUBLICATION	

FEES						
EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/2/2024 1:53:42 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/2/2024 1:53:42 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/2/2024 1:53:42 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/2/2024 1:53:42 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/2/2024 1:54:19 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS					
ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/3/2024 11:32:55 AM	2024031996	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY						
CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
1/31/2025 8:40:08 AM	Check (outgoing)	101964166	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	80.00	900038232 CLEARED ON 1/31/2025
1/3/2025 9:27:21 AM	Check (outgoing)	101958599	BALLINGER PUBLISHING	PO BOX 12665	200.00	900038122 CLEARED ON 1/3/2025
5/3/2024 11:32:55 AM	Deposit	101890822	MIKON FINANCIAL SERVICES INC AND OCEAN BANK		320.00	Deposit
Deposited			Used	Balance		
320.00			13,440.00	-13,120.00		

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR Fee	Doc Stamp	Total Due	Certificate Number	Name On Title	Title Address
02/05/2025	2022 TD 00612	032N31									\$0.00 \$213.50	\$29,231.00	06122	Ekaterina Rusakova	8 Old Park Road
02/05/2025	2022 TD 00594	161N31									\$0.00 \$105.70	\$14,493.20	05942	Dewald Kruger	604 Coronation Bc
02/05/2025	2022 TD 00509	123S32									\$0.00 \$205.80	\$28,178.30	05092	Plan B Group of F	770 Berkley Drive
02/05/2025	2022 TD 00509	123S32									\$0.00 \$203.00	\$27,795.50	05091	Jeffrey Philip Warr	139 Simpson Ave
02/05/2025	2022 TD 00490	193S31									\$0.00 \$247.10	\$33,824.60	04900	DAHER & VICENT	104 BEECHNUT C
02/05/2025	2022 TD 00487	053S31									\$0.00 \$1,425.20	\$194,887.70	04871	Manfred Krause	11425 Seaglade d
02/05/2025	2022 TD 00483	372S31									\$0.00 \$210.70	\$28,848.20	04838	Calvin and Tara G	PO Box 440005 K
02/05/2025	2022 TD 00467	352S31									\$0.00 \$142.80	\$19,565.30	04677	IconicGreen Inc	1849 Beloit Ave Aq
02/05/2025	2022 TD 00435	182S31									\$0.00 \$224.70	\$30,762.20	04352	ANA MARIA CARF	2806 DURHAM CI

Edit Name on Title
Name on Title **Custom Fields** **Style**
Case Number: 2022 TD 006122
Result Date: 02/05/2025
Title Information:
Name: Ekaterina Rusakova
Address1: 8 Old Park Road
Address2:
City: Tuxedo Park
State: NY
Zip: 10987
Cancel **Update**

Page 1 of 1 30 View 1 - 9 of 9
TOTALS: Items Count: 9 Balance: \$404,225.00 Clerk Fees: \$0.00 Rec Fees: \$382.50 Doc Stamps: \$2,978.50 Total Due: \$407,586.00

81689

Ekaterina Rusakova

\$30,500.00

Deposit
\$1,525.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025008682 2/10/2025 9:30 AM
OFF REC BK: 9265 PG: 1746 Doc Type: COM
Recording \$18.50

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

CERTIFICATE # 06122 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RAY A BYRD EST OF
C/O MICHAEL BYRD
1172 KEMALA RD
MOLINO, FL 32577

MARVIN LEE LUCAS
1172 KEMALA RD.
MOLINO, FL 32577

DEBORAH BYRD
1172 KEMALA RD.
MOLINO, FL 32577

MARVIN LEE LUCAS

1172 KEMALA RD. 5033 HWY 85A

MOLINO, FL 32577 MOLINO, FL 32577

MARVIN LEE LUCAS
17256 GOOSE CREEK TRAIL
MCDAVID, FL 32568

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

WITNESS my official seal this 19th day of December 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 06122, 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:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

SECTION 03, TOWNSHIP 2 N, RANGE 31 W
TAX ACCOUNT NUMBER 120045000
(0225-23)

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

RAY A BYRD EST OF

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

Dated this 19th day of December 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

4WR1/1-1/22TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7632
Order Date: 12/26/2024
Number Issues: 4
Pub Count: 1
First Issue: 1/1/2025
Last Issue: 1/22/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 1/1/2025, 1/8/2025, 1/15/2025, 1/22/2025

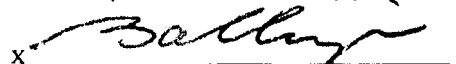
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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

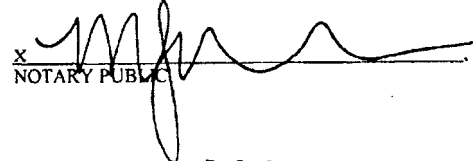
**2022 TD 06122 MIKON FINANCIAL SERVICES INC
AND OCEAN BANK - R. A. Byrd EST OF**

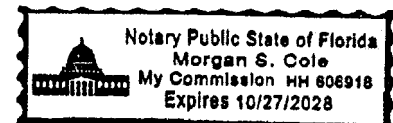
was published in said newspaper in and was printed and released from 1/1/2025 until 1/22/2025 for a consecutive 4 weeks.

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 1/22/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



Tax deed file number 0225-23

Parcel ID number 032N312100000009

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025008683 2/10/2025 9:31 AM
OFF REC BK: 9265 PG: 1748 Doc Type: TXD
Recording \$10.00 Deed Stamps \$213.50

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 06122 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 5th day of February 2025, the land was offered for sale. It was sold to **Ekaterina Rusakova**, 8 Old Park Road Tuxedo Park NY 10987, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320 SECTION 03, TOWNSHIP 2 N, RANGE 31 W

**** Property previously assessed to: RAY A BYRD EST OF**

On 5th day of February 2025, in Escambia County, Florida, for the sum of (\$30,500.00) THIRTY THOUSAND FIVE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Mylynda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 5th day of February, 2025, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

DEBORAH BYRD
1172 KEMALA RD.
MOLINO, FL 32577

Tax Deed File # 0225-23
Certificate # 06122 of 2022
Account # 120045000

Property legal description:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **February 5, 2025**, and a surplus of **\$23,270.30** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 13th day of February 2025.

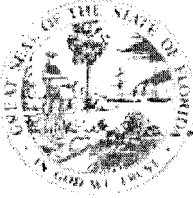


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 2019 43



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

EST OF RAY A BYRD
51 ELSIE DAVIS RD
CENTURY FL 32535

Tax Deed File # 0225-23
Certificate # 06122 of 2022
Account # 120045000

Property legal description:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

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Dated this 13th day of February 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 2019 05



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

MARVIN LEE LUCAS
1172 KEMALA RD.
MOLINO, FL 32577

Tax Deed File # 0225-23
Certificate # 06122 of 2022
Account # 120045000

Property legal description:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

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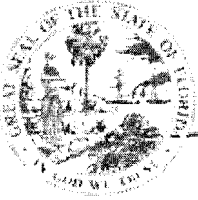


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 2019 12



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

MARVIN LEE LUCAS
17256 GOOSE CREEK TRAIL
MCDAVID, FL 32568

Tax Deed File # 0225-23
Certificate # 06122 of 2022
Account # 120045000

Property legal description:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

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Dated this 13th day of February 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 2018 99



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

MARVIN LEE LUCAS
5033 HWY 85A
MOLINO, FL 32577

Tax Deed File # 0225-23
Certificate # 06122 of 2022
Account # 120045000

Property legal description:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

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Dated this 13th day of February 2025.

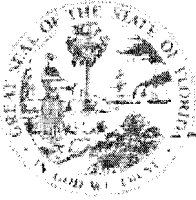


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 2018 82



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

RAY A BYRD EST OF
C/O MICHAEL BYRD
1172 KEMALA RD
MOLINO, FL 32577

Tax Deed File # 0225-23
Certificate # 06122 of 2022
Account # 120045000

Property legal description:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

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Dated this 13th day of February 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 2019 36



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

VICKI BECK
8990 N DAVIS HWY APT 46
PENSACOLA FL 32514

Tax Deed File # 0225-23
Certificate # 06122 of 2022
Account # 120045000

Property legal description:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **February 5, 2025**, and a surplus of **\$23,270.30** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 13th day of February 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 2019 29



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
2024 CL 016794 / CE23115857N / AGAINST 1172 KEMALA
COST ORDER: 9156/1620

Tax Deed File # 0225-23
Certificate # 06122 of 2022
Account # 120045000

Property legal description:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **February 5, 2025**, and a surplus of **\$23,270.30** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

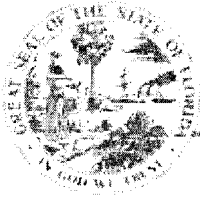
Dated this 13th day of February 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
2007 CL 059664 / CE07-03-0775 / AGAINST 1172 KEMALA

Tax Deed File # 0225-23
Certificate # 06122 of 2022
Account # 120045000

Property legal description:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **February 5, 2025**, and a surplus of **\$23,270.30** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 13th day of February 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY / OFFICIAL RECORDS
MSBU LIEN
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

Tax Deed File # 0225-23
Certificate # 06122 of 2022
Account # 120045000

Property legal description:

S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **February 5, 2025**, and a surplus of **\$23,270.30** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 13th day of February 2025.

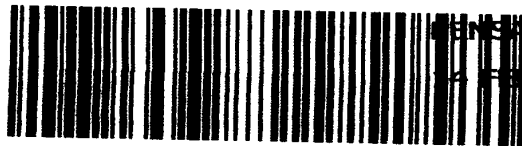


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

CERTIFIED MAIL™



9171 9690 0935 0127 2018 82

PENSACOLA FL 325

14 FEB 2025 PM 2



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

02/14/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers

Clerk of the Circuit Court & Comptrol

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

*Not at this
Address - 2/19/25*

10:05

TV, FL

NOTICE OF SURPLUS FUNDS FROM TAX DEED SA

AB 2/18

MARVIN LEE LUCAS

5033 HWY 85A

MOLINO, FL 32577

WIXIE

326 FE 1

0002/22/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

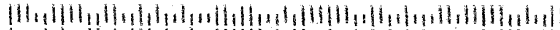
Tax Deed File # 0225-23

Hwy 95A

32507-5833

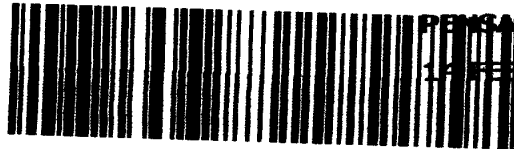
32577-999955

02/14/2025 09:00:00 02/14/2025 09:00:00



POSTAGE ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

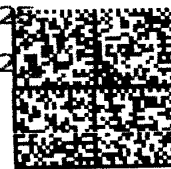
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 2019 05

PENSACOLA FL 325

14 FEB 2025 PM 2



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

02/14/2025 ZIP 32502
043M31219251

US POSTAGE

PAID
FILED
MAR -3 A 10:28
PENSACOLA, FL
SMBIA COUNTY, FL

EST OF RAY A BYRD
51 ELSIE DAVIS RD
CENTURY FL 32535

Tax Deed File # 0225-03

TA
375075833
32535-270951

NIXIE

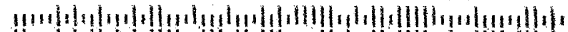
325 DE 1

0002/22/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32502583335

*2738-00168-14-36



Tax Certificate #	2022 TD 006122		
Account #	120045000		
Property Owner	Ray A Byrd Est of		
Property Address	1172 Kenala Rd 32517		
SOLD TO:	EKaterina Rusakova \$30,500.00		

Disbursed to/for:	Amount Pd:		Registry Balance:
Recording Fees (from TXD receipt)	\$ 242.00	✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 386.01	✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25	✓	\$
Certificate holder/taxes & app fees	\$ 4,909.68	✓	\$
Refund High Bidder unused sheriff fees	\$ 40.00	✓	\$
Additional taxes 2024	\$ 959.26	✓	\$ 24,181.40
Postage final notices	\$ 57.40	✓	\$
MSBU LIEN	\$ 65.20		\$
CODE ENF	\$ 432.50		\$
CODE ENF	\$ 356.00		\$ 23,270.30
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!			

Lien Information:		Due \$	Paid \$
MSBU LIEN 4449/281		65.20	65.20
CODE ENF LIEN 6148/431 07CL059664		432.50	432.50
CODE ENF LIEN 9113/97 24CL016794		356.00	356.00
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	

Post sale process:		Notes:
Tax Deed Results Report to Tax Collector	✓	
Print Deed/Send to Admin for signature	✓	
Request check for recording fees/doc stamps	✓	
Request check for Clerk Registry fee/fee due clerk	✓	
Request check for Tax Collector fee (\$6.25 etc)	✓	
Request check for certificate holder refund/taxes & app fees	✓	
Request check for any unused sheriff fees to high bidder	✓	
Determine government liens of record/ amounts due	✓	
Print Final notices to all lienholders/owners	✓	
Request check for postage fees for final notices	✓	
Record Tax Deed/Certificate of Mailing	✓	
Copy of Deed for file and to Tax Collector and Dan with PA's office	✓	

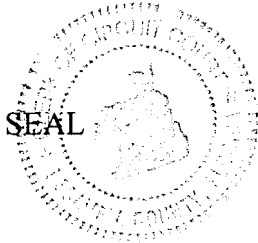
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025011664 2/18/2025 3:53 PM
OFF REC BK: 9275 PG: 1066 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

Property Reference No. 032N312100000009

The lien dated 5/24/1999, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against MARVIN L LUCAS, recorded in Official Records Book 4469 at Page 281, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



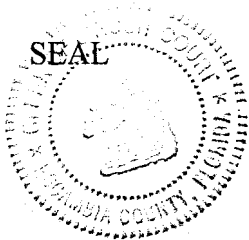
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

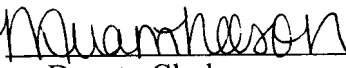
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Deputy Clerk, personally appeared Mylinda Johnson, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 18th day of February, A.D. 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

CANCELLATION OF LIEN

Case No. CE07-03-0775

The Code Enforcement Special Master Order dated 6/14/2007, created pursuant to Section 30-34(D) of Escambia County Code of Ordinances and recorded as a lien on 6/21/2007 against ANGELA HOWELL and JOHN MANTLO, whose address is 1172 KEMALA RD, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 18TH day of February, 2025.

Official Records Book/Page #: 6168/431, 6168/385



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

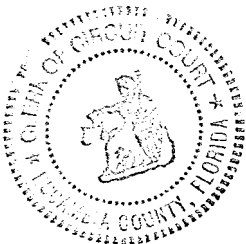
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA

By: 

Deputy Clerk

Before the undersigned deputy clerk, personally appeared Mylinda Johnson, personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 18TH day of February, 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court

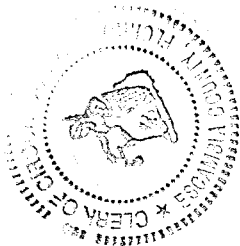
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

CANCELLATION OF LIEN

Case No. CE23115857N

The Code Enforcement Special Master Order dated 3/5/2024, created pursuant to Section 30/35 of Escambia County Code of Ordinances and recorded as a lien on 3/6/2024 against EST OF RAY A BYRD, whose address is 1172 KEMALA AVE, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 18th day of February, 2025.

Official Records Book/Pg #s: 9113/97, 9113/19, 9156/1620 and 9156/1397



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Before the undersigned deputy clerk, personally appeared Mylinda Johnson, personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of February, 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court

OR BK 4469 PG0281
Escambia County, Florida
INSTRUMENT 99-662226

RCD Sep 16, 1999 09:01 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-662226

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: LUCAS MARVIN L
5033 HWY 95A NORTH
MOLINO FL 32577

ACCT.NO. 12 0045 000 000

AMOUNT \$35.20

+30/05.20

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:

S 95 85/100 FT OF LT 9
SCHERER S/D PB 2 P 82
OR 1800 P 203
OR 4115 P 1324

PROP.NO. 03 2N 31 2100 000 009

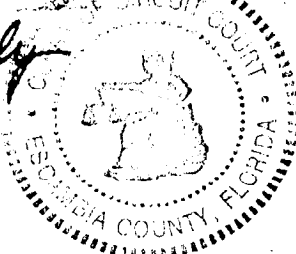
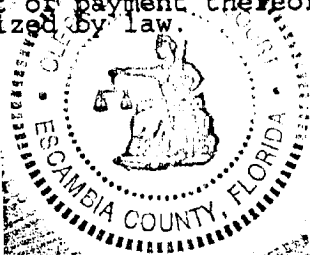
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can 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: *[Signature]*
Wanda M. McBearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *[Signature]*
Deputy Clerk





**ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

CODE ENFORCEMENT LIEN PAYOFF

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Ernie Lee Magaha,
Clerk Of The Circuit Court**

**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Official Records Book: 6168 Page: 431

[View Image](#)

Start Date 06/16/2009



Court Cost 350.00

Reimbursement Recording Fee Order 27.00

Reimbursement Recording Fee Lien 27.00

Amended Order ☐

Copies 4.50

Certified Abatement Costs 0.00

Fine Per Day \$0.00

Date Of Payoff 06/16/2009



[Submit](#)

[Reset](#)

[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
0	0	\$0.00	\$350.00	\$58.50	\$10.00	\$7.00	\$7.00	\$0.00	\$432.50

2007 CL 0596604

CE0703.0715



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

CODE ENFORCEMENT LIEN PAYOFF

OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court

Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827

Official Records Book: Page: [View Image](#)

Start Date  Court Cost

Recording Fees

Copies Certified Abatement Costs

Fine Per Day Date Of Payoff 

1172 KEMALA AVE / CE 23115857N / 2024 CL 016794
OR 9113//19, OR 9113/97
OR 9156/1397, OR 9156/1620

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Number Per Of Days Day Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
20.00 0	\$0.00	\$250.00	\$82.00	\$10.00	\$7.00	\$7.00	\$0.00	\$356.00

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

***Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 120045000 Certificate # 06122 of 20 Sale Date: 2.5.25

Property Address: 1172 Kamala Ave Molino Fl 32514

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: Vicky Beck

Contact Name, if Applicable:

Address: 8990 N. Davis Hwy Apt 46 32514

Telephone Number: 850-950-9288

Email Address: vickybeck835@gmail.com

I am a (check one): ☐ Lienholder ☐ Titleholder ☒ Other

Select ONE:

☒ I claim surplus proceeds resulting from the above tax deed sale.

☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. **LIENHOLDER INFORMATION** (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;

☐ Government lien; ☒ Other

Describe other: Daughter of Ray Byrd

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

**Include additional sheet if needed: ☐

2. **TITLEHOLDER INFORMATION** (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: _____ Book #: _____ Page #: _____

Amount of surplus tax deed sale proceeds claimed: \$ _____

Does the titleholder claim the subject property was homestead property: _____

3. I request payment of any surplus funds due to me be mailed to:

8990 N. Davis Hwy Apt 46 Pensacola Fl 32514

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: Vicky Beck

Print: Vicky Beck

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 1 day of Apr, 2025 by Vicky Beck

Emily Hogg
Signature-Notary Public, State of Florida

Emily Hogg
Print Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification ☒ Type of Identification Produced FLDL



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida