

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 Info	rmation	Way .	***			TAX.	
Applicant Name Applicant Address JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126					Applic	cation date	Apr 17, 2024	
Property description	roperty BYRD RAY A EST OF				Certificate #		2022 / 6122	
	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						06/01/2022	
Part 2: Certificat	es Owned by Ap	olicant and	d Filed wi	ith Tax Deed	Applic	ation		
Column 1 Certificate Numbe	Colum er Date of Certi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2022/6122	06/01/2	2022		896.24		44.81	941,05	
						→Part 2: Total*	941.05	
Part 3: Other Cei	rtificates Redeen	ed by Ap	plicant (C	ther than Co	unty)	3		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	ımn 3 mount of certificate	Column 4 Tax Collector's I	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 Colle	ector Certified Ar	nounts (Li	nes 1-7)		. .	X4.4.	i jak	
1. Cost of all cert	ificates in applicant's	s possession	n and other			by applicant Parts 2 + 3 above	2,469.56	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applican						968.73	
Property inforn	nation report fee						200.00	
5. Tax deed appli	ication fee						175.00	
6. Interest accrue	ed by tax collector ur	nder s.197.5	42, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00	
7.					Tota	al Paid (Lines 1-6)	3,813.29	
							nd tax collector's fees	
NV I	JIKIK	1(1)	$\overline{\Lambda}$			Escambia, Florid	la	
Sign here:	ature, Tax Collector or De	ignee	\sim		Da	ate 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

Par	t 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 t	nere: Date of sale 02/05/2025 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.

512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2400346

To: Tax Collector of	ESCAMBIA COUNTY	, Florida	
780 NW 42 AVE #204 MIAMI, FL 33126,	VICES, INC. AND OCEAN BANK cate and hereby surrender the		Collector and make tax deed application thereon:
			T
Account Number 12-0045-000	Certificate No. 2022/6122	Date 06-01-2022	Legal Description S 95 85/100 FT OF LT 9 SCHERER S/D PB 2 P 82 OR 6611 P 1320
 redeem all out pay all delinque pay all Tax Co Sheriff's costs 	if applicable.	erest covering th	'
which are in my posses	sion.	ation is based and	all other certificates of the same legal description
Electronic signature of JUAN C CAPOTE MIKON FINANCIAL S 780 NW 42 AVE #204 MIAMI, FL 33126	ERVICES, INC. AND OCEAN	BANK	<u>04-17-2024</u> Application Date
A	pplicant's signature		

Real Estate Search

Parcel Information

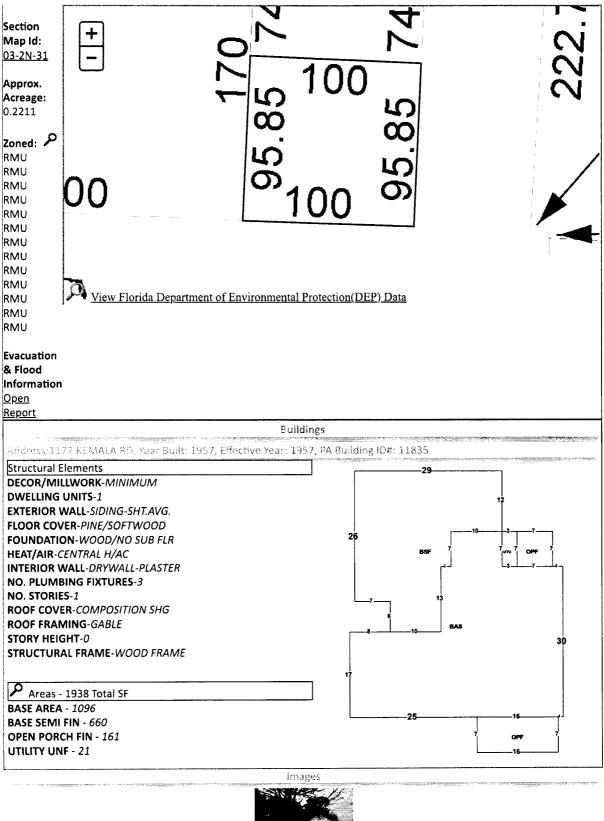
Tangible Property Search

Sale List

Launch Interactive Map

Back

Nav. Mo	de 🖲	Accou	nt O Parc	el ID	•				Printer Frie	endly Version
General Information						Assessments				
Parcel ID:	()32N3	12100000	009		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	:	120045	000			2023	\$2,993	\$63,867	\$66,860	\$58,034
Owners:	ı	BYRD R	AY A EST (OF		2022	\$2,993	\$57,026	\$60,019	\$52,759
Mail:			CHAEL BY			2021	\$2,993	\$44,970	\$47,963	\$47,963
			EMALA RE			,				
Situs:	MOLINO, FL 32577 Situs: 1172 KEMALA RD 32577						Disclaimer			
					ρ			— P		
Use Code:	,	SINGLE	FAMILY R	ESID •				Tax Estima	tor	
Taxing Authority:	COUNTY METH				File for Exemption(s) Online					
Tax Inquiry: Open Tax Inquiry Window					Report Storm Damage					
Tax Inquiry lin		,		nsford			1761	JOI C JUITITE	<u>zamage</u>	
Escambia Cor	anty la	x Colle	ctor							
Sales Data	connection (New York Connection)	-: V 1861 1900 1974 1974 1975		popolitica en esta que	oo oo ah ka ahaa Saan waxaa ka ah isaa ka ah	2023 C	ertified Roll E	xemptions		:
Sale Date	Book	Page	Value	Туре	Official Records (New Window)	None				
07/02/2010	6611	1320	\$21,000	WD						
01/27/2010			\$100		<u> </u>		. , .			
			·	-			escription	O COLUMNIA	'D DD 3 D 63 C	ND CC11 D
03/31/2008	6318	1937	\$45,000	WD	<u></u>	1320	/100 FI OF LI	9 SCHERER S/	D PB 2 P 82 C	K POIT L
08/2007	6201	1254	\$24,000	CT	₽,	1320				
08/2003	5213	1445	\$4,300	QC	D _o					
08/2003	5211	191	\$100	QC	<u>C</u> a					
11/1998	5152	226	\$21,000	SC	D _o	**************************************				
Official Recor		,				METAL	BUILDING			
Escambia Co	unty Cl	erk of	the Circuit	t Cour	t and					
Comptroller	**************************************	TOTAL CONTROL OF THE STREET,		***********						



2/14/2019 12:00:00 AM

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

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2024033235 5/2/2024 11:25 AM OFF REC BK: 9140 PG: 1172 Doc Type: TDN

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.

COMPTO

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

SCOTT LUNSFORD, E	SCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #: _	12-0045-000	CERTIFICATE #: _	2022-6	5122
REPORT IS LIMITED	ΓΟ THE PERSON(S) EX	HE LIABILITY FOR ERR PRESSLY IDENTIFIED I (S) OF THE PROPERTY	BY NAME IN TH	HE PROPERTY
listing of the owner(s) of tax information and a lis encumbrances recorded title to said land as listed	Frecord of the land describing and copies of all oper in the Official Record Boolon page 2 herein. It is the	the instructions given by the bed herein together with cut or unsatisfied leases, more bks of Escambia County, Figure 1 are possibility of the part listed is not received, the o	arrent and delinquetgages, judgment Torida that appea y named above to	nent ad valorem ts and r to encumber the o verify receipt of
and mineral or any subsu	urface rights of any kind o , boundary line disputes, a	tes and assessments due not nature; easements, restriction any other matters that	ctions and covena	ints of record;
		ity or sufficiency of any doitle, a guarantee of title, or		
Use of the term "Report"	' herein refers to the Prop	erty Information Report an	d the documents	attached hereto.
Period Searched: Oct	tober 7, 2004 to and incl	uding October 7, 2024	Abstractor:	Mike Campbell
BY				

Michael A. Campbell,

As President

Dated: October 11, 2024

THE ATTACHED REPORT IS ISSUED TO:

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

ABSTRACTOR'S NOTE: WE HAVE INCLUDED COPIES OF BACK CHAIN DUE TO CONFLICT SHOWN WITH ABSTRACTOR'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

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, those persons, firms, and/or agencies having legal int property. The above-referenced tax sale certificate is sale.	erest in or claim against the above-described				
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box 1292 ☐ Notify Escambia County, 190 Governm ☐ Homestead for 2023 tax year.					
MARVIN LEE LUCAS AND	MARVIN LEE LUCAS				
RAY A. BYRD AND DEBORAH BYRD	5033 HWY 85A				
1172 KEMALA RD.	MOLINO, FL 32577				
MOLINO, FL 32577	,				
ESCAMBIA COUNTY CODE ENFORCEMENT	MARVIN LEE LUCAS				
3363 W PARK PL	17256 GOOSE CREEK TRAIL				

Certified and delivered to Escambia County Tax Collector, this 11th day of October, 2024.

MCDAVID, FL 32568

PERDIDO TITLE & ABSTRACT, INC.

Malphel

PENSACOLA, FL 32505

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)



OR BK 5152 PGO226 Escambia County, Florida INSTRUMENT 2003-103695

DEED DOC STANDS PD & ESC CO \$ 147.00 06/03/03 ERNIE LEE NAGAND, CLERK By:

CONTRACT FOR DEED

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, \$95 85/100 FT OF LOT 9, SCHERER SZD 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

(8) Approximate principal balance of first mortgage to which conveyance shall be subject, if any, to Mortgage Lender: Interest 7.0% per annum:

\$ 19,000.00

06/03/03 ERNIE LEE NOBOHO.

06/03/03 ERNIE LEE MAGANA

INTANG PENALTY PD @ ESC CD \$ 19.00

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.

INTANG INTEREST PD @ ESC CD \$ 20.36 06/03/03 ERNIE LEE MAGNED CLERK By:

Order: 4-5-2

1.85

Doc: FLESCA:5152-00226

OR BK 5152 PGO227 Escambia County, Florida INSTRUMENT 2003-103695

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 valorum 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.

OR BK 5152 PGO228 Escambia County, Florida INSTRUMENT 2003-103695

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:		Ranal O Charl Mould	_11/16/98
TIMOTHY L. MORGAN Witness	Date	Buyer: Chad Howell	Date
Erin Morgan Witness	11/16/98 Date	Angela Howell Buyer: Angela Howell Mary H. A.	_11/16/98 Date
this to make the same of the s	11/16/98 11/16/98	Seller: Marvin Lee Lucas	Date
Witness	1743 C 42	Software dealers and the second of the secon	uz 300 3130

STATE OF FLORIDA) COUNTY OF ESCAMBIA)

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



Barbara Mongan (NOTARY)

My Commission Expires 1919/02

OR BK 5152 PGO229
Escambia County, Florida
INSTRUMENT 2003-103695

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 (had Mousel)
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 <u>98</u> .	
	Barbara Of Morgan
	Notary Public My Commission Expires 10/19/02
STATE OF FLORIDA	Barbara J. Morgan Commission # CC 783966 Expires OCT, 19, 2002
COUNTY OF ESCAMBIA	BONDED THRU ATLANTIC SCHOINS CO., INC.
Before the undersigned notary public,	personally appeared
Marvin Lee Lucas	, who is personally known to me ex-
who has produced identification	=end who X did
did not take an oath.	4
Given under my hand and official seal A.D., $19 \frac{98}{}$.	this 16th day of November
	Barbara & Mongo. Notary Public My Commission Expires
Prepared by: Bel Lucas Name 50.33N. Hwy 954 Address Molino, FC 32577 City/State	Commission # CC 785966 Expires OCT. 19, 2002 BONDED THRU ATLANTIC BONDING CO., INC.

Order: 4-5-2 Doc: FLESCA:5152-00226 Page 4 of 4

Requested By: VickiCampbell, Printed: 4/5/2021 12:04 PM

OR BK 5211 PGO191 Escambia County, Florida INSTRUMENT 2003-132668

DEED DOC STANPS PD & ESC CO \$ 0.70 08/11/03 ERNING LEE MEGNIA, BYERK By: 100

QUIT CLAIM DEED

STATE OF COUNTY OF

KNOW ALL MEN BY THESE PRESENTS, That Rando C Houre
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 Cingalar Hours (Parker) heirs, executors, administrators and assigns forever, the following described property, situated in Company, State of Florida to wit:
I Kanald Howell give all nights and intrest in property
on 1172 Kemala Ave molinia Fla 32577 Marcel Jours
Together all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, free from all executions and right of homestead. IN WITNESS WHEREOF, have hereunto set we hand and seal this good day of August, 2003.
Signed, sealed and delivered in our presence Angela Howell May Market
Roul Clas All World
Ronalde Howell Evandro Machado STATE OF COUNTY OF
The foregoing instrument was acknowledged before me this 8 day of August , by Royald C. Howell's Anadia Howell who produced identification of Florida Ori Next Ligence and did not take an eath.
Prepared By: Angela Howell MY COMMISSION # CCC45569 EXPIRES June 15, 2004
Return To:
1172 Kemala Ane
Molino, EL 32577

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

FILE NO. N/A DOC. 70-00 15.00 10.50 REC

TOTAL ASSIGN

STATE OF FLORIDA

OR BK 4115 PG1324 Escambia County, Florida INSTRUMENT 97-374591

Warranty Beed

TAXID # 33 2031 2100 000 009

OR BK 5211 PGO192 Escambia County, Florida INSTRUMENT 2003-132668

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That WILLIAM D. MILLER, A SINGLE MAN

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

Address 1372 KANALA 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 STANDS PO # ESC CD 70 04/03/97 EDNIE LEE WORNE, CLERK, By:

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

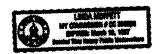
whomsoever.

Mindle	(SEAL)
WILLIAM D. RILLIA	(SEAL) (SEAL)
•	······································
	WILLIAM D. HILLER ILLIAM 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)

My Commission Expires: 03/16/97

Serial #: __CC266850



Return to: (enclose self-addressed stamped envelope)

This instrument Prepared by:

Name: Angela Howell

Address: // 72 Kemala Are

molino, fe 32 57

Property Appraisers Paccel Identification

Folio Number(s): Granter(s) S.S. # (s) RAMCO FORM B

OR BK 5213 PG1445 Escambia County, Florida INSTRUMENT 2003-133835

		ARACE AROVE THIS LINE FOR RECORDING DATA
This Buit Claim Beed, Executed the Angela Howell		space above this line for recording data 13th day of Angust 2003, by Date
first party, to finge la flowell and so whose post office oddress is 1/72 Kemala second party.	Are	Moline, Fl 32577
(Wherever used herein the terms "first party" and "second party" include all th successors and assigns of corporations, wherever the context so admits or requi	e parties : res.)	to this instrument and the heirs, legal representatives, and assigns of individuals, and the
and quit claim unto the second party forever, all	where the rig	eof is hereby acknowledged, does hereby remise, release, ght, title, interest, claim and demand which the said first creed of land, situate, lying and being in the County of
	ht, titi	th all and singular the appurtenances thereunto belonging le, interest, lien, equity and claim whatsoever of the said senefit and behoof of the said second party forever.
In Witness Wherent, the said first po	irty ho	as signed and sealed these presents the day and year first
Signed, sealled and delivered in the presence of:		August 4 . ap
Wingles Signatury Las to first Greator) Jennifer Driscoll		Grand Signature Orange (April 1997)
Photograph Name Direct Control Name Attness Signature (as to first Grantor)		Printed Namo 1172 Kemala Ane Molino, FL 32577
Judith Cantrell Priored Name		Post Office Address
Witness Signature (es to Co-Grantor, if any)		Co-Grantor Signature, (if any)
Printed Name	_	Printed Name
Witness Signature (as to Co-Grantor, if any)		Post Office Address
Printed Name		
STATE OF Florida)	I hereby Certify that on this day, before me, an officer duly authorized
COUNTY OF Escambia Angela Howell	_)	to administer oaths and take acknowledgments, personally appeared
known to me to be the persondescribed in and who exec	uted the	foregoing instrument, who acknowledged before me thatshe
		person(s) is/are personally known to me. 2 Said person(s) provided the DRIVERS LICENSE
following type of identification:		Witness my hand and official seal in the County and State last aforesaid
		this Ernie Lee Magaña, Clerk of the Circuit Court 2003
MAY COUNTY LAND		Printed Name BY: Jenue Discourse Printed Name BY: Jenue Discourse Printed Name



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

OR BK 5152 PGO226 Escasbia County, Florida INSTRUMENT 2003-103695

DEED DUC STROPG PO @ ESC CO 1 147.00 OG/O3/O3 ENCIE LEE MENO.

CONTRACT FOR DEED

NTS DOC STAMPS PD & ESC CO 06/03/03 EDNIE THE

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, 595 85/100 FT OF LOT 9, SCHERER S/D PB 2 P 82 DR 1800 P 203 DR 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. INTROGINE TAX PO & ESC CO \$ 36.00

METHOD OF PAYMENT:

(A) Deposit:

(a) Due on November 16, 1998

\$1,200.00 \$ 800.00

(b) Due on February 1, 1999 (c) Total deposit to find base principle #

2,000.00

(8) Approximate principal balance of first mortgage to which conveyance shall be subject, if any, to Mortgage Lender: Interest 7.0% per annum:

19,000.00

06/03/03 EMILE LEE MERIND.

INTRIG PERFLIY PO & ESC CO

06/03/03 EINIE LEE

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,

* 1.35

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

INTENEST PO . ESC. (3) 6/03/03 EMIE LE

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

MARVIN DID NOT SIGN MORTGAGE AS FEE SIMPLE OWNER

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

This instrument was prepared by:

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

OR BK 5444 P61870 Escambia County, Florida INSTRUMENT 2004-258398

NTG DOC STANDS PO & ESC CO \$ 102.20

INTANGIBLE TAX PD & ESC CII \$ 58 07/02/04 ERNIE LEE NAGAHA, CLERK

MORTGAGE

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

(herein "Borrower"),

CITIFINANCIAL EQUITY SERVICES, INC. and the Mortgagee, 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 and extensions and renewals which indebtedness is evidenced by Borrower's note dated 06/30/2004 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 , State of Florida: ESCAMBIA

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.

Page 1 of 5 FL 27230-7 5/99 Original (Recorded) Copy (Branch) Copy (Customer)

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.

FL 27230-7 5/99 Original (Recorded) Copy (Branch) Copy (Customer) Page 1 of 5

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 - ABSTRACTOR IS UNSURE IF THIS IS A GOOD FORECLOSURE

ERNIE LEE MAGAHA CLERK OF CIRCUIT COURT -- ESCAMSTA COUNTY FL

2007 MAY -3 P 3: 57

CIRCUIT CIVIL LT. ISBUIT 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

IOHN 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 00078174346

Dkt: CA1039 Pg#:

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.

□ Colette M. Trebon/Florida Bar #0022090 9204 King Palm Drive Tampa, Florida 33619-1328 Tel (813) 915-8660 Fax (813) 915-0559

□ Daniel C. Consuegra/Florida Bar #371300
 ✔ Jennifer A. Sesta/Florida Bar #0966339
 □ Peter E. Lanning/Florida Bar #0562221

Law Offices of Daniel C. Consuegra

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,

Defendant(s)

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:**

20101140).		
		- 1

Case: 2007 CA 001025

00057026880

Dkt: CA1173 Pg#: 2

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

ONSUMERS ALLIANCE CORPORATI

whose mailing address is:

FLURIDA

WITNESS my hand and official seal of the Court on 14th day of

CLERK OF THE COURT

Deputy Clerk

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

VALL PARTIES ON ATTACHED MASTER CIVIL SERVICE LIST

08-14-07 &

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.

Page 1 of 3 2101 - 2373556 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: GAILWISMAU

Witness Signature

Print Name:

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 yajid driver's license as identification.

lotary Public

GEORGIANA GREET

(Printed Name

My Commission expires: Way //

GEORGIANA GRECEA

Notary Public - State of Florida

My Comm. Expires May 11, 2013

Commission # DD 889095

(Notorial Seal) 07/06/2010

BK: 6611 PG: 1322

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

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 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: Benile Sperling, President AS TO BUYER(S):

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 by 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, Molina, 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: Colling
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 PGO281 Escambia County, Florida INSTRUMENT 99-662226

NOTICE OF LIEN

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

STATE OF FLORIDA COUNTY OF ESCAMBIA

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

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

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

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. Lee Magaha of the Circuit Could be and McBrearty Finance Director

Date: 05/24/1999

ES COUNTY

Ernig Lee Magaha Clery of the Circuit

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 94-51have 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

Z day of

June , 2007.

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

Escappia County Florida

Date:

D.C.

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: LOCATION:

> BY:___ DATE:

PR#:

CE23115857N 1172 KEMALA AVE 032N312100000009

VS.

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

RESPONDENT(S)

ORIGINAL ON FILE IN THIS OFFICE...
WITNESS MY HAND AND OFFICIAL SEE

PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

ESCAMBIA COUNTY, FLORIDA

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 <u>RESPONDENT(S)</u> shall have until <u>4/4/2024</u> to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3

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

Page 2 Of 3

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 <u>5th</u> 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.

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

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

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

DeWitt D. Clark Special Magistrate

Office of Environmental Enforcement

I HERENY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY OF AN OFFICIAL RECORD OR DOCUMENT AND AND THE AND A CONTROL RECORD OR FILED AND ACTUALLY RECORDED OR FILED THE CONTROL OF THE EXAMPLE OF THE CENTROL OF THE CONTROL OF T



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:

C/O MICHAEL BYRD MARVIN LEE LUCAS 1172 KEMALA RD MOLINO, FL 32577

MOLINO, FL 32577

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

MARVIN LEE LUCAS 17256 GOOSE CREEK TRAIL 221 PALAFOX PLACE STE 430

ESCAMBIA COUNTY / COUNTY ATTORNEY

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:

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.

COUNTY LONG

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Dated this 13th day of December 2024.

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Post Property:

1172 KEMALA RD 32577

COMPTRO DE LA COUNT RUMA COUNT RUMA

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Personal Services:

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

GOUNTY THE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1025.23

Document Number: ECSO24CIV043513NON

Agency Number: 25-002231

<u>Ladu</u> 919

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: Receipt No: \$40.00 BILL

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.

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Post Property:

1172 KEMALA RD 32577

COMPT PO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

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

Bv:

CARNLEN CPS

Service Fee: Receipt No: \$40.00 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

A COUNT PO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 025.23	
Tax Certificate No.: 2012 TO DIO122	Individual
•	Company 10 PD 37511
Same as deed? U Yes No. If no, address(es) on deed: 51 E	IN FL DOCOF
<u> </u>	7 (5 5055)
Alternate addresses:	
• Address: • Address:	
Source: Source:	
Date Searched	Initials
Escambia Property Appraiser's records	Tho new address
Escambia Tax Collector's records	no new address
Escambia County's most recent tax roll	Ano new address
Escambia Clerk's tax deed records	no new address
Florida corporate record's search	\
Escambia Official Records search	\ _
Escambia court records search	no new address
Escambia court records search Google search Additional nates:	no new address
Additional notes:	_
Found the for son Thessage U	er demiles
Michael Byrd × mailes Notice (15	e Roll
850-426-2201	
Tocument air searches una actached copies of potential addresses	1001 705101E
Document an searches and attached copies of potential addresses **LV**** 850-460 -	HOI- VICH
(DAUGHTER)	V

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

9171 9690 0935 0128 0646 84

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

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heterned

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

9171 9690 0935 0128 0645 23

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

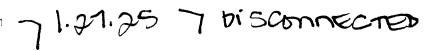
9171 9690 0935 0128 0645 61

1.27.25 Lynailed 15th 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 (850) 256-0623



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

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

Verizon Wireless

Frontier Communications of the South

(850) 380-1001 - Wireless Last reported Apr 2021

(850) 256-1569 - Landline

Last reported Mar 2024 South Central Bell Telephone

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
- Addresses and Phone Numbers
- · Relatives and Associates
- · Public Records Data
- Complete Background Check

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-	Escambia County

009

School District

Previous Addresses

6949 Mobile Hwy Elsie Davis Rd
Pensacola, FL 32526 Century, FL 32535
Escambia County
(Jan 2010 - Jan 2013) Escambia County
(Jun 2010 - Jan 2020)

 51 Elsie Davis Rd
 860 W Bogia Rd

 Century, FL 32535
 Mc David, FL 32568

 Escambia County (Jan 2001 - Mar 2024)
 Escambia County (Jan 1995 - Oct 2009)

 71 Elsie Davis Rd
 PO Box 3514

 Century, FL 32535
 Mc David, FL 32568

 Escambia County (Apr 1998 - Oct 2009)
 Escambia County (Oct 1989 - Oct 2009)

 PO Box 536
 417 Lakeview Ave

 Cantonment, FL 32533
 Cantonment, FL 32533

 Escambia County (Sep 1988 - Nov 2000)
 Escambia County (Aug 1988 - Dec 1993)

Criminal Records Report Sponsored Link

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

• Registered Sex Offender Check

• Speeding Tickets

Sponsored Links





Possible Relatives

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

0

<u>Deborah Byrd</u>	<u>Michael Byrd</u>	Steven Byrd	<u>Vicky Beck</u>
Age 64	Age 43	Age 41	Age 42
Chris Byrd	<u>Edna Byrd</u>	<u>Gerald Byrd</u>	<u>Kevin Byrd</u>
Age 45	Age 59	Age 64	Age 40
<u>Lesa Byrd</u>	Serenity Byrd	<u>Tara_Byrd</u>	<u>Laquinta Byrd</u>
Age 60	Age 20	Age 41	Age 37



Possible Associates

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

John Fick	Edward King	James Broadway	James Scott
Age 59	Age 58	Age 84	Age 70
Kristin Deral	Mary Scott	Sarah Gates	<u>Alisha Pogue</u>
Age 42	Age 66	Age 61	Age 42
Frances Broadway	<u>Ashley Hadder</u>	Charlotte Hadder	Daniel Hadder
Age 83	Age 38	Age 46	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

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?

c endato

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 <u>Fair Credit Reporting Act (FCRA)</u>. This site can't be used for employment, credit or tenant screening, or any related purpose.

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



W WIXIE

MARVIN LEE LUCAS [0225-23] 5033 HWY 5A MOLINO, FL 32577

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

0001/10/25

UNC 37507**>**5833 **32577-9999**5 37502583335 *7638-01744-20-35

IS POSTAGE

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

Pensacola, FL 32502



9171 9690 0935 0128 0646 84

CERTIFIED MAIL.



FIRST-CLASS MAIL

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



UNABLE TO FORWARD

0001/10/25

UNC スフ5 07 > 5 833 32577-93567

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

Pensacola, FL 32502





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

0001/10/25 UNABLE TO FORWARD HNC 3250225833 92577-935672

quadient

FIRST-CLASS MAIL

12/19/2024 ZIP 32502 043M31219251

\$008.16 ⁹

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



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FIRST-CLASS MAIL



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



TO SENDER

0001/10/25

HNC

37502>5833 32577-93567

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





0002/03/25



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

NIXIE

NMR BC: 32502583335 LABNSM 032593

Pam Childers Clerk of the Circuit Court & Comptrolle

Official Records 221 Palafox Place, Suite 110 Pensacola, FL 32502

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EST OF RAY A BYRD (0225-23) 51 ELSIE DAVIS RD CENT NIXIE

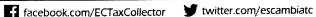
0002/03/25

BC: 32502583335 *2738-02837-27-36 NMR



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



2024

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments **PROPERTY REFERENCE NUMBER** MILLAGE CODE **ESCROW CODE**

032N312100000009 12-0045-000 06

> **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

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE EXEN	XAT THUOMA HOLTEN	able amount \circ t	AXES 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 1	.2.9336		AD VALOREM TAXES	\$843.62
LEGAL DE	SCRIPTION		ION-AD VALORE	M ASSESSMENTS	
C OF OF (100 FT OF LT O	CCUEDED C /D DD 2 D 42 OD	TAXING AUTHORIT	Y	ATE	AMOUNT
•	SCHERER S/D PB 2 P 82 OR L P 1320	FP FIRE PROTECTION			125.33
			NON	-AD VALOREM ASSESSMENTS	\$125.3 3
	at EscambiaTax ust be in U.S. funds drawn		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

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT 2024 REAL ESTATE TAXES

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		
DALIOT FAIR CTAR	LE OR MUTTI ATE	

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

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, Slate 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: 1/226/2024 Number Issues: 4 Pub Count: 1

First Issue: 1/1/2025 Last Issue: 1/22/2025 Order Price: \$200.00

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.

MALCOLM BALLINGER,

PUBLISHER FOR THE SÚMMATION 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.

NOTARY PU

Notary Public State of Florida Morgan S. Cote My Commission HH 606918 Expires 10/27/2028

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

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

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
	- The state of the	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 Eirquit Court

Deputy Clerk

By:

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	NIEW 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	
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 V	Vinning DIA	Deposit	Auction	Clerk Ean	Rec Fee	EA Fee	POPR F	Doc Stam	Total Due	Certificate Number	Name On Title	Title Address
	022 TD 00612	032N3	Edit Name on Titl	е						×);0.00	\$213.50	\$29,231.00	06122	Ekaterina Rusako	8 Old Park Road
☑ 02/05/2025 <u>2</u>	022 TD 00594	161N31	Name on Title	Custo	om Fields	Style		14.		i0.00	\$105.70	\$14,493.20	05942	Dewald Kruger	604 Coronation Bo
<u> </u>	022 TD 00509	123532	1		Shirt research					0.00	\$205.80	\$28,178.30	05092	Plan B Group of F	770 Berkley Drive
<u> 7</u> 02/05/2025 <u>2</u>	022 TD 00509	123532	Case N				22			(0.00	\$203.00	\$27,795.50	05091	Jeffrey Philip War	139 Simpson Ave
<u>/</u> 02/05/2025 <u>2</u>	022 TD 00490	193531	Result I	Date: 0	2/05/20:	25				i0.00	\$247.10	\$33,824.60	04900	DAHER & VICEN	104 BEECHNUT (
<u> 3</u> 02/05/2025 <u>2</u>	022 TD 00487	053S31	Title Inf	ormatic	on.					i0.00	\$1,425.20	\$194,887.70	04871	Manfred Krause	11425 Seaglade d
) 02/05/2025 <u>2</u>	022 TD 00483	372531	HUC IIII							10.00	\$210.70	\$28,848.20	04838	Calvin and Tara G	PO Box 440005 K
🛾 02/05/2025 <u>2</u>	022 TD 00467	352531	Name:	Ekate	erina Rus	akova				;0.00	\$142.80	\$19,565.30	04677	IconicGreen Inc	1849 Beloit Ave At
Ø 02/05/2025 <u>2</u>	022 TD 00435	182531	Address1	i: 8 Old	Park Ro	ad				0.00	\$224.70	\$30,762.20	04352	ANA MARIA CAR	F2806 DURHAM CI
			Address2	2:						Del Del					
			City:	Tuxe	do Park										
			State:	NY ·	▽										
		-	Zip:	1098	7	AAN									
						Cancel) [Update							
ර ?						1 +4 × +4	Page 1	of 1	** ** ** * * * * * * * * * * * * * * *	30 🕶					View 1 - 9

81189

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 MOLINO, FL 32577

1172 KEMALA RD.

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

ESCAMBIA COUNTY / COUNTY ATTORNEY MARVIN LEE LUCAS 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:

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

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 who disability needs 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

Emily Hogg, Deputy Clork 7622 12/26/2024 Namo: Order Number:

Order Date: Order Date: unber lauses: Pub Count: First Issue: Last faque: 1/22/2025 Order Price:

\$200.00
The Summation Weekly
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 Maicolm 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.

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

>Ce-

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.

NOTARY PUB

Notary Public State of Florida Morgan S. Cole My Commission HH 606918 Expires 10/27/2028

DR-506 R. 04/16 Rule 12D-16 002 Florida Administrative Code Eff. 04/16

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

Pam Childers,

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

for the sum of (\$30,500.00) THIRTY THOUSAND FIVE HUNDRED AND On 5th day of February 2025, in Escambia County, Florida,

Clerk of Court and Comptroller

Escambia County, Florida

00/100 Dollars, the amount paid as required by law.

Mylinda Johnson 1 Palafox Place, Ste 1

mily Hogg 221 Palafox Place, St

Pensacola, Fl 32502

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



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.

COUNTY LONG

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

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

9171 9690 0935 0127 2019 43



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

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 COUNT

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

9171 9690 0935 0127 2019 05



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

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.

COUNTY RUNNING

ESCAMBIA COUNTY CLERK OF COUR

Deputy Clerk

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



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

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 CL ERK OF COURT

Deputy Clerk

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



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:

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Dated this 13th day of February 2025.

ST COMPTO

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

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



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:

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Dated this 13th day of February 2025.

ESCAMBIA COUNTY CLERK OF



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 PENSASCOLA 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

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Dated this 13th day of February 2025.

ECCAMDIA COUNTRY-CLEE

Deputy Clerk

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

9171 9690 0935 0127 2019 29



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

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Dated this 13th day of February 2025.

ERK)OF COURT

ESCAMBIA COUNT

Deputy Clerk



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

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Dated this 13th day of February 2025.

ESCAMBIA COUNT

Deputy Clerk



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:

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Dated this 13th day of February 2025.

ESCAMBIA COUNTY CLE

VIXIE

Pam Childers

Pensacola, FL 32502

Clerk of the Circuit Court & Comptrol Official Records 221 Palafox Place, Suite 110





FIRST-CLASS MAIL



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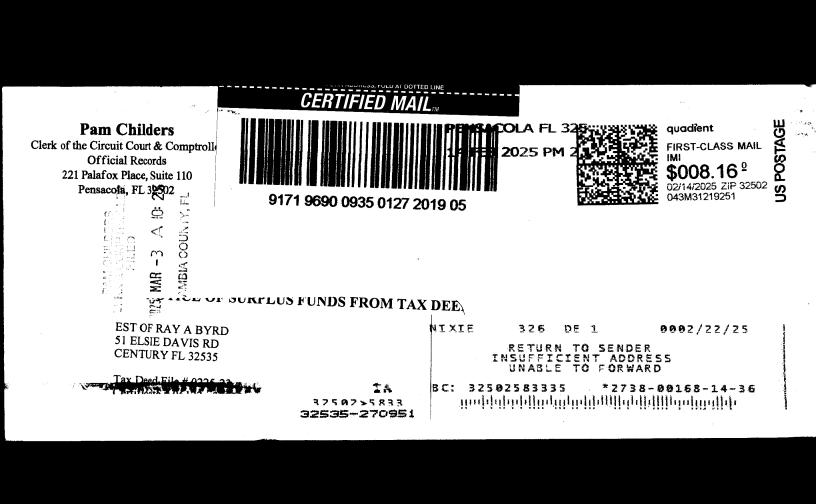
NOTICE OF SURPLUS FUNDS FROM TAX DEED SA

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

Tax Deed File # 0225-23

3750755833 32577-999955 UNABLE TO FORWARD

0002/22/25



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Tax Certificate #	2022	TD OC	612	2
Account #	1200450			
Property Owner	fan P	Byrd	FSt	- o f
Property Address	11770	hemala	RA	32577
	1.		· V	305.1
SOLD TO: EKaterina Rusakova	\$30,500.	90		
Disbursed to/for:	Amount Pd:	Registry Balar	ice:	
Recording Fees (from TXD receipt)	\$ 242.00	\$		
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 386.014	\$		
Tax Collector Fee (from redeem screen)	\$ 6.25 V	, \$		
Certificate holder/taxes & app fees	\$ 4,404.68	\$		
Refund High Bidder unused sheriff fees	\$ 40.00 y	\$	<i>A</i> 1 . 1	_
Additional taxes 2024	\$ 959.26	\$ 24,1	81.4	0
Postage final notices	\$ 57.40	\$		
msbu lieu	\$ (05.20)	\$		
CODE ENF	\$ 432.50	\$		
CODE EN	\$ 3566	\$ 23,7	170.	30
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN	BENCHMARK!!!!!!	IIIIIIII		
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<u>Lien Information:</u>				1.5
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Post sale process:		Notes:		
Tax Deed Results Report to Tax Collector		7 /		
Print Deed/Send to Admin for signature		√		
Request check for recording fees/doc stamps				
Request check for Clerk Registry fee/fee due clerk	_	\checkmark		
Request check for Tax Collector fee (\$6.25 etc)	<u> </u>	× /		
Request check for certificate holder refund/taxes & app fees		∨ }		
Request check for any unused sheriff fees to high bidder	<u> </u>	<u> </u>		
Determine government liens of record/ amounts due	4	()		
Print Final notices to all lienholders/owners	4	4		
Request check for postage fees for final notices	þ	9		
Record Tax Deed/Certificate of Mailing Copy of Deed for file and to Tax Collector and Dan with	DA'SACIA H	7		
THE ONLY OF LIGHT OF THE AND TO LAY CORRECTOR (A A OF L. // WITH	THE CHILD I	/ I		

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:

Qeputy

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.

SEAL STATE OF THE SEAL STATE O

PAM CHILDERS CLERK OF THE CIRCUIT COURT

Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025011665 2/18/2025 3:53 PM
OFF REC BK: 9275 PG: 1067 Doc Type: ROL

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 #s: 6168/431, 6168/385

STATE OF FLORIDA COUNTY OF ESCAMBIA PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY/FILORIDA

By: Deputy Clar

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.

THE COUNTRIES OF THE CO

Clerk of the Circuit Court

Prepared by
Pam Childers

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Deputy Clerk

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025011666 2/18/2025 3:53 PM OFF REC BK: 9275 PG: 1068 Doc Type: ROL

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

UNA.

Prepared by
Pam Childers
Clerk of the Circuit Court

OR BK 4469 PGO281 Escambia County, Florida INSTRUMENT 99-662226

NOTICE OF LIEN

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

STATE OF FLORIDA COUNTY OF ESCAMBIA

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

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

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

ACCT.NO. 12 0045 000 000

AMOUNT

\$35.20

+30/65.20

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 171, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

05/24/1999 Date:

OA COUNTY HELL Ernie Lee Magaha Clerk of the Circuit Court

by Manda M. McByearty
Demuty Finance Director

Erni Lee Magaha Clerk of the Circuit Cour

Deputyfclerk



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

O	ficial Reco	ords Book: 6	168	Page: 431	View Imag				
St	Start Date 06/16/2009 Court Cost 350.00								
Re	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									
Per	Number Of Days Accrued	Fine	Court Cost	Reimbursement Of Costs	ree For	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 059664 0E0763.0775



Official Records Book: 9113

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

View Image

Page: 97

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Sta	art Date 0)4/05/2024			Court Cost	250.00	with the second]
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	Copies	8.00		Certified Abateme	ent Costs 0.0	0			
Fir	ne Per Day	\$20.00			Date Of Payof	f 03/05/2024	4	8	
	OR 91	l13//19,	VE / CE 2 OR 9113/9 OR 9156/		024 CL 01 67	794			
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				Submit	Reset	Clear			
Per	Number Of Days Accrued	ccumulate Fine	d Court R Cost	eimbursement 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 2.5.25 Sale Date: of 20 Tax Deed Account # Molino F1 32579 Property Address: 1172 Kemala And Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder. Claimant's Name: Contact Name, if Applicable: Address: Telephone Number: Email Address: I am a (check one): Salect 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. <u>LIENHOLDER INFORMATION</u> (Complete if claim is based on a lien against the sold property.) Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien; Describe other: Daughter of Ray Byrd
Recording Date: ______Book #: _____ Page #: _____ Recording Date: _____ Book #: ____ Page #: ____ Lien Amount: ____ Amount Due: ____ Amount Due: Lien Amount: **Include additional sheet if needed: 2. <u>TITLEHOLDER INFORMATION</u> (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: 4. I hereby swear or affirm that an of the above information is true and correct. Signature of Claimant: Print: COUNTY OF ESCANDE The foregoing instrument was acknowledged before me by means of _____ physical presence or ____ online notarization, this ____ day of _____, 20 25 by ____ Vi class Decut

Personally Known___ OR Produced Identification V Type of Identification Produced _

Emily Hogg Comm.: HH 373864 Expires: March 15, 2027

Notary Public - State of Florida

Print Commissioned Name of Notary Public