



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0325.80

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 17, 2024
Property description	VANDERHALL TYRONE P VANDERHALL TERESA 908 N 6TH AVE PENSACOLA, FL 32503 908 N 6TH AVE 13-3179-000 N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67	Certificate #	2022 / 6953
		Date certificate issued	06/01/2022

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/6953	06/01/2022	1,992.80	99.64	2,092.44
→Part 2: Total*				2,092.44

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/7094	06/01/2023	2,223.94	6.25	137.61	2,367.80
Part 3: Total*					2,367.80

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,460.24
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,228.21
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	7,063.45

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 3rd, 2024

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

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
Total Paid (Lines 8-13)	
14.	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/05/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400272

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
13-3179-000	2022/6953	06-01-2022	N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)[Printer Friendly Version](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

General Information Parcel ID: 000S009020023044 Account: 133179000 Owners: VANDERHALL TYRONE P VANDERHALL TERESA Mail: 908 N 6TH AVE PENSACOLA, FL 32503 Situs: 908 N 6TH AVE 32501 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$29,400</td> <td>\$106,351</td> <td>\$135,751</td> <td>\$118,126</td> </tr> <tr> <td>2022</td> <td>\$29,400</td> <td>\$94,897</td> <td>\$124,297</td> <td>\$107,388</td> </tr> <tr> <td>2021</td> <td>\$24,500</td> <td>\$74,717</td> <td>\$99,217</td> <td>\$97,626</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2023	\$29,400	\$106,351	\$135,751	\$118,126	2022	\$29,400	\$94,897	\$124,297	\$107,388	2021	\$24,500	\$74,717	\$99,217	\$97,626										
Year	Land	Imprv	Total	Cap Val																													
2023	\$29,400	\$106,351	\$135,751	\$118,126																													
2022	\$29,400	\$94,897	\$124,297	\$107,388																													
2021	\$24,500	\$74,717	\$99,217	\$97,626																													
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/2002</td> <td>4884</td> <td>1381</td> <td>\$6,500</td> <td>QC</td> <td></td> </tr> <tr> <td>07/1997</td> <td>4165</td> <td>1037</td> <td>\$3,400</td> <td>QC</td> <td></td> </tr> <tr> <td>04/1996</td> <td>4010</td> <td>97</td> <td>\$3,100</td> <td>TD</td> <td></td> </tr> <tr> <td>06/1985</td> <td>2073</td> <td>988</td> <td>\$100</td> <td>CI</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/2002	4884	1381	\$6,500	QC		07/1997	4165	1037	\$3,400	QC		04/1996	4010	97	\$3,100	TD		06/1985	2073	988	\$100	CI		2023 Certified Roll Exemptions None Legal Description N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67 Extra Features None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																												
04/2002	4884	1381	\$6,500	QC																													
07/1997	4165	1037	\$3,400	QC																													
04/1996	4010	97	\$3,100	TD																													
06/1985	2073	988	\$100	CI																													

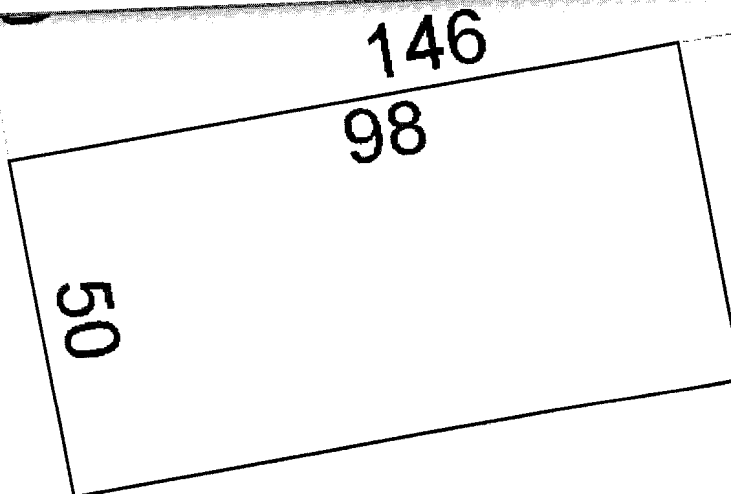
[Launch Interactive Map](#)**Parcel Information**

Section
Map Id:
 CA067

Approx.
Acreage:
 0.1125

Zoned:

R-1A
 R-1A
 R-1A
 R-1A
 R-1A
 R-1A
 R-1A
 R-1A
 R-1A
 R-1A
 R-1A
 R-1A
 R-1A



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

R-1A
R-1A
R-1A
R-1A

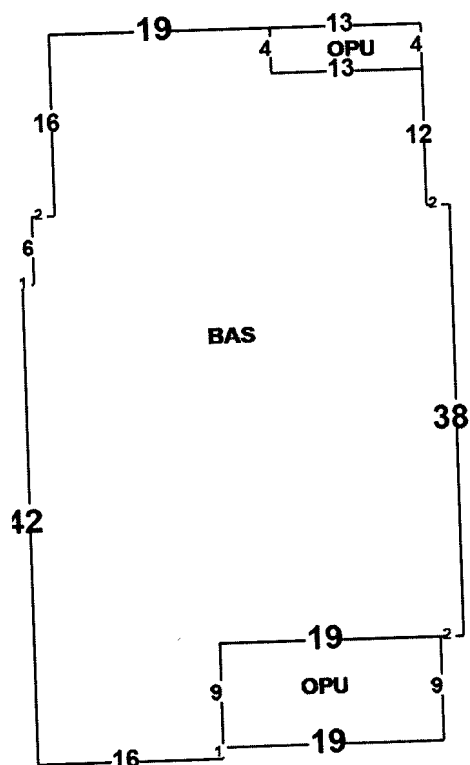
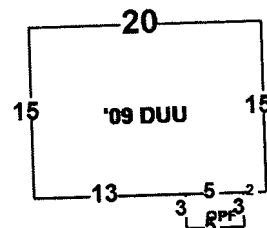
**Evacuation
& Flood
Information**
Open
Report


Buildings

Address: 908 N 6TH AVE, Year Built: 1918, Effective Year: 1918, PA Building ID#: 19308

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP HI PTC
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 2558 Total SF

BASE AREA - 2020
DET UTILITY UNF - 300
OPEN PORCH FIN - 15
OPEN PORCH UNF - 223

Images



11/20/2020 12:00:00 AM



11/20/2020 12:00:00 AM



11/20/2020 12:00:00 AM

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

Last Updated: 05/08/2024 (tc.3201)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 06953, 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:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133179000 (0325-80)

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

TYRONE P VANDERHALL and TERESA VANDERHALL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th day of March 2025**.

Dated this 13th day of May 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 13-3179-000 CERTIFICATE #: 2022-6953

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 15, 2004 to and including November 15, 2024 Abstractor: Mike Campbell

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **13-3179-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TYRONE P. VANDERHALL AND TERESA VANDERHALL**

By Virtue of Contract for Deed recorded 2/10/1997 in OR 4098/1752 and Quit Claim Deed recorded 4/11/2002 – OR 4884/1381

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. **Mortgage Lien in favor of Rebuild Northwest Florida, Inc./City of Pensacola recorded 2/8/2007 – OR 6084/873 (Expired by terms).**

4. Taxes:

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

Tax Account #: 13-3179-000

Assessed Value: \$129,938

Exemptions: NONE

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

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: MAR 5, 2025

TAX ACCOUNT #: 13-3179-000

CERTIFICATE #: 2022-6953

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

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

TYRONE P. VANDERHALL AND
TERESA VANDERHALL
908 N. 6TH AVE.
PENSACOLA, FL 32503

REBUILD NORTHWEST FLORIDA, INC.
CITY OF PENSACOLA DEPARTMENT OF HOUSING
P.O. BOX 12910
PENSACOLA, FL 32521-0031

Certified and delivered to Escambia County Tax Collector, this 21st day of November, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

November 22, 2024

Tax Account #:13-3179-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-3179-000(0325-80)

AGREEMENT FOR QUITCLAIM DEED

OR BK 4098 P61752
Escambia County, Florida
INSTRUMENT 97-361558

ARTICLES OF AGREEMENT, made this 22nd day of January, 1997, between Realty Asset Properties, LTD, party of the first part, sometimes hereinafter referred to as "SELLER", and ~~Byrone P. Vanderhall and Teresa Vanderhall~~, party of the second part, sometimes hereinafter referred to as "BUYER";

WITNESSETH, that if the party of the second part shall first make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, the said party of the first part hereby agrees to convey, without limiting the fee simple interest, to the party of the second part in fee simple by a Quitclaim Deed, the following described real estate, situated in the County of Escambia and State of Florida, to-wit:

NORTH 50 FEET OF LOT 3 AND THE NORTH 50 FEET OF THE WEST 25 FEET OF LOT 2 IN BLOCK 44, EAST KING TRACT, EAST OF TARRAGONA STREET IN THE CITY OF PENSACOLA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

COMMONLY KNOWN AS: 908 NORTH 6TH AVE.

The said party of the second part hereby covenants and agrees to pay to the said party of the first part at such place as may be designated in writing from time to time a total purchase price of \$6,500.00 in the manner following:

- A) The sum of \$332.00, (\$200.00 Down + \$132.00 Contract Fee), on or before the date of delivery hereof, receipt whereof is hereby acknowledged.
- B) The sum of \$140.00 or more on or before the 1st day of March, 1997, and the sum of \$140.00 or more on the same day of each and every month thereafter, for Sixty-one (61) months total, or until the entire balance due hereunder is fully paid, including the interest at the rate of Twelve percent (12%) per annum on the sum remaining from time to time unpaid. Said payments shall be applied toward interest and then toward reduction of principal balance. Party of the second part may prepay any part or all of the balance due hereunder at any time without penalty for prepayment.

HANDLING FEE: In addition to the monthly payment BUYER shall pay a \$5.00 dollar handling fee. Money received will be applied to this fee before being applied toward interest and the reduction of the principal balance.

TAXES: BUYER shall escrow with Realty Asset Properties, LTD, as an escrow agent, the amount of \$50.00 each and every month, or until the total purchase price including any interest is paid in full for payment of real estate taxes for the year 1996 and thereafter. Said amount shall be applied toward payment of said real estate taxes; if the amount accumulated in escrow for the payment of said taxes is not sufficient to pay the entire tax bill, BUYER shall be responsible to make up the difference so the taxes are paid in a timely manner.

DEFAULT OF BUYER: Subject to any limiting or prohibitory provision of law or applicable ordinances if any:

- A) If BUYER shall fail to pay any installment of principal or interest or other installment payment herein required and becomes more than 10 days past due, suffer any annual taxes or assessment installment to go to public

This instrument prepared by Realty Asset Properties, LTD - P.O. Box 3074 Carbondale, IL 62902

MTB DOC STAMPS PD @ ESC CO \$ 22.75
02/10/97 ENITE LEE MOORE, CLERK
By: *Marka Nashburn*

INSTRUMENT TAX PD @ ESC CO \$ 13.00
02/10/97 ENITE LEE MOORE, CLERK
By: *Marka Nashburn*

DEED DOC STAMPS PD @ ESC CO \$ 45.50
02/10/97 ENITE LEE MOORE, CLERK
By: *Marka Nashburn*

DR BK 4098 Pg 1753
Escambia County, Florida
INSTRUMENT 97-361558

sale, permit a valid mechanic's lien to be filed against the premises, fail to pay any sewer, water, trash or mowing charges or fees, or violate or fail to perform any other agreement made by BUYER herein, SELLER may elect to declare the entire balance due hereunder immediately due and collectible, repossess the premises or any part thereof and proceed to enforce this contract by any available statutory or civil action of SELLER's choice. SELLER's reasonable expenses, including Attorney's fees, documentary and title expenses and court costs, shall be recoverable therein as additional debts or damages, in addition to actual damages proved, if any. The court may appoint a receiver of the premises with the usual powers of receivers in foreclosure cases, including the power to collect a reasonable rent for the premises.

B) If a default results from failure to pay taxes, assessment installments or a valid mechanic's lien, or to insure, SELLER may elect to make proper payment in which case SELLER's reasonable outlays for that purpose shall be added to the principal sum then due, and bear interest at the rate herein specified.

C) In case of any default, SELLER may elect to cancel this contract and repossess the premises (in a lawful manner only), in which event SELLER may retain all payments made to that date as SELLER's liquidated damages for the use of the premises, loss of time and effort and opportunity of other sale, damage, depreciation, and wear and tear, and legal and other expenses, and in full satisfaction of said losses.

D) Upon execution of this Agreement, the BUYER shall also execute a Quitclaim Deed to SELLER, bearing contemporaneous date herewith, to be held by SELLER pending the complete performance of the BUYER's obligations hereunder.

Upon completion of BUYER's obligations hereunder, the said Quitclaim Deed shall be returned to BUYER for Destruction. In the event of default by BUYER and the repossession of the real estate premises referred to herein, the SELLER is hereby authorized to file said Quitclaim Deed of record to clear the record title thereto without the necessity of a "Quiet Title" action or any other litigation of any kind. The BUYER hereby agrees that the recording of said Quitclaim Deed in the Escambia County Recorder's Office will be sufficient notice to the public that the BUYER no longer has an interest in said real estate.

E) Any waiver of a default, or any election of remedy following a default, does not limit SELLER's freedom of action as to later defaults. The remedies provided for herein shall not be exclusive of any other remedies, and SELLER shall have every other remedy given at law or equity, and shall have the right to maintain and prosecute all available remedies contemporaneously or otherwise.

ABANDONMENT OF PROPERTY: If property becomes vacant or abandoned as evident by termination or disconnection of utilities SELLER has the right to reenter and take possession of the property and to take any steps necessary to protect property from waste. BUYER will be held responsible for any and all costs of such actions taken to protect property from waste.

RIGHT OF ASSIGNMENT: The BUYER shall not assign this Agreement, or any interest of BUYER therein, without first obtaining the SELLER's written consent, which consent shall not unreasonably be withheld.

COVENANTS AGAINST CLAIMS: The SELLER hereby warrants and represents to BUYER that as of the date herein, that there are no pending or threatened

DR BK 4098 PG 1754
Escambia County, Florida
INSTRUMENT 97-361558

condemnation matters, law suits, claims, or administrative hearings affecting the PREMISES or any portion thereof, and that SELLER has not received any notice thereof, written or otherwise. SELLER further represents and warrants to PURCHASER that there are no contracts of employment, management, maintenance, service or supply and that there are no union contracts which affect the PREMISES. SELLER further represents and warrants to PURCHASER that SELLER expressly warrants that within ten (10) years prior to the execution of this contract, neither Seller nor his agent received any notice issued by any city, village or other governmental authority, of a dwelling code violation which existed in any dwelling structure or structures being sold hereby.

INSPECTION OF PREMISES: PURCHASER acknowledges that they have inspected the premises described herein and accept them as is by such acceptance agree to and do hereby waive all claims, rights, and demands against the SELLER to replace, repair or remedy any defects and releases the SELLER, any Brokers, their agents, employees, representatives, sub-agents and co-brokers from any liability whatsoever.

IMPROVEMENTS AND REPAIRS: The BUYER shall not do or cause to be done on said premises anything that might or could result in a mechanic's lien claims being filed without first obtaining the written consent of SELLER, and if such consent is granted, contracts for improvements or repairs shall contain a provision for waiver of lien. No permission shall be necessary for improvements paid in cash. All persons are hereby put upon notice of the fact that BUYER shall never under any circumstances have the power to subject the interest of the SELLER in the above described real estate to any mechanic's or materialmen's liens whatsoever. All persons dealing with the BUYER are hereby put upon notice that they must look solely to the BUYER and not to the SELLER in the above described real estate.
BUYER will be responsible for any and all surveys necessary.

INSURANCE: BUYER shall escrow with Realty Asset Properties, LTD, as an escrow agent, the amount of \$15.00 each and every month, or until the total purchase price together with any interest is paid in full, for payment of insurance on said premises.

TIME OF ESSENCE - NO WAIVER - AMENDMENT: The time of payment shall be of the essence of this agreement, and the acceptance by SELLER of any payment after it falls due shall not constitute a waiver by SELLER of any rights or remedies available to SELLER with respect to any other payment or payments, or with respect to any breach of BUYER of any other obligation or obligations hereunder, whether past or future. This agreement may be amended only by an instrument in writing signed by all parties hereto, and no verbal statements or agreements shall constitute an amendment of any provision hereof. **There will be a \$20.00 service charge imposed on payments not received within 5 days of the monthly payment due date.**

In the event SELLER should default in making the payments on any mortgage now on said premises, BUYER may make said payments directly to the mortgage company and shall receive credit for payments so made towards payments then or thereafter coming due under this agreement.

It is agreed that whether there shall be more than one party as SELLER or BUYER, the terms "SELLER" and "BUYER" may be used, and irrespective of the pronouns used herein.

OR BK 4098 PG1755

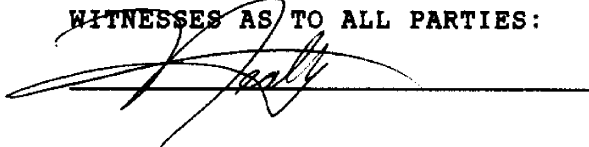
Escambia County, Florida

INSTRUMENT 97-361558

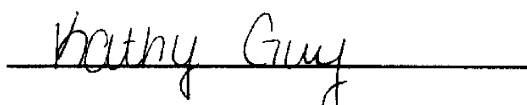
RCD Feb 10, 1997 02:06 pm
Escambia County, FloridaErnie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-361558

IN WITNESS WHEREOF, THE PARTIES, BARBARA GODWIN, AGENT FOR REALTY ASSET, SELLER, AND TYRONE P. VANDERHALL AND TERESA VANDERHALL, (HUSBAND AND WIFE), BUYERS, HAVE HEREUNTO SET THEIR HANDS TO THE AFORESAID AGREEMENT THIS 10th OF FEBRUARY, 1997.

WITNESSES AS TO ALL PARTIES:



SELLER:

BARBARA GODWIN, AGENT
FOR REALTY ASSET


BUYER:

TYRONE P. VANDERHALL

BUYER:

TERESA VANDERHALL

STATE OF FLORIDA, COUNTY OF ESCAMBIA

BEFORE THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TYRONE P. VANDERHALL AND TERESA VANDERHALL (H&W), WHO HAS PRODUCED IDENTIFICATION: TERESA, FLORIDA DRIVER LICENSE # V536-802-57-588-0 TYRONE, FLORIDA DRIVER LICENSE # V536-815-58-468-0, AND BARBARA GODWIN, WHO IS PERSONALLY KNOWN TO ME OR IDENTIFICATION IS: FLORIDA DRIVER LICENSE # Personally Known. PARTIES DID NOT TAKE AN OATH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 10th DAY OF FEBRUARY, A.D., 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES

NEAL CROOM

"Notary Public State of FL"

Comm. Exp. Oct. 4, 1998

Comm. No. CC 411499

THIS INSTRUMENT PREPARED BY REALTY ASSET PROPERTIES, LTD
P. O. BOX 3074, CARBONDALE, IL 62902

6.00
45.50
51.50

OR BK 4884 PG 1381
Escambia County, Florida
INSTRUMENT 2002-952679

This Quitclaim Deed, executed the 2nd day of April, 2002, by S. I. Securities, a.k.a. Southern Illinois Securities, first party, whose address is PO Box 3074, Carbondale, Illinois 62902, to Tyrone P. Vanderhall and Teresa Vanderhall, whose address is 908 North 6th Ave., Pensacola, Florida 32503, second party.

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

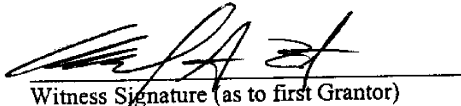
Witnesseth, that the first party, for and in consideration of the sum of \$6500.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in an to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

North 50 Feet of Lot 3 and the west 25 feet of lot 2 in block 44, east king track. East of Tarragona Street in the City of Pensacola, according to the map of said city copyrighted by Thomas C. Watson in 1906. Commonly known as 908 North 6th Avenue.

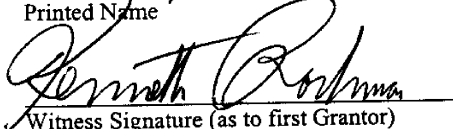
To Have and to Hold the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:


Witness Signature (as to first Grantor)

MICHAEL A. LANGENSTEIN
Printed Name

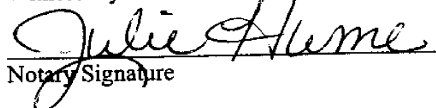

Witness Signature (as to first Grantor)

Kenneth Rochman
Printed Name

State of Illinois
County of Jackson


I hereby Certify that on this day, that known to me to be the person S. I. Securities, by partner Barrett Rochman, described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 2nd day of April, 2002.


Notary Signature

Julie Hume
Printed Name




Barrett Rochman, Partner
S. I. Securities

BARRETT ROCHMAN
Printed Name

PO Box 3074 CARBONDALE, IL 62902
Post Office Address

RCD Apr 11, 2002 10:08 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-952679

DEED DOC STAMPS PD @ ESC CO \$ 45.50
04/11/02 ERNIE LEE MAGAHA, CLERK
By: B. Rochman

Recorded in Public Records 02/08/2007 at 03:42 PM OR Book 6084 Page 873,
Instrument #2007012777, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

**REBUILD NORTHWEST FLORIDA, INC.
HHRP/Housing Repair Assistance Program**

Administered by:
City of Pensacola
Department of Housing
P.O. Box 12910
Pensacola, Florida 32521-0031
Phone: (850) 453-7500
Fax: (850) 453-7483

LIEN AGREEMENT

Applicant Name (s)	Address of Property	(xx) Deferred Payment Grant
Tyrone Vanderhall	908 N. 6th Ave.	
Teresa Vanderhall	Pensacola FL 32503-	

Total Amount of Lien*	Total Amount Due to Date	Date of Sale or Vacate
\$ <u>14,462.07</u>	\$ _____	_____

*The total amount of the lien will not exceed \$15,000.00. The adjusted amount reflecting actual cost will be used when recording the lien.

Legal Description of Property:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR
4884 P 1381 CA 67

000S009020023044

I, the undersigned, owner occupant of said property do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the date of execution of this lien agreement. I will not sell, transfer ownership or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

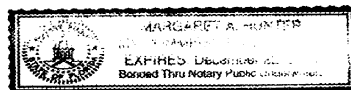
If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I do hereby agree that I or my heir(s) will repay to the Escambia/Pensacola State Housing Initiatives Partnership (SHIP) Program Trust Fund, the undepreciated portion of the total lien amount cited above. If the property is sold, the undepreciated portion shall be paid lump sum from the proceeds of the sale. If the property is rented or transferred to another party, the undepreciated portion shall be considered a loan and a repayment plan will be established. The undepreciated portion to be repaid shall be calculated on a daily rate, based upon the number of days remaining in the five (5) year period, from the date of sale, rental or transfer of said property.

6-5-06
Date

Signature: Tyrone Vanderhall
Teresa Vanderhall

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me the undersigned Notary Public, personally appeared Tyrone Vanderhall
Teresa Vanderhall, who () is personally known to me or who (x)
has produced FL Driver License as identification and who
() did (x) did not take an oath. Given under my hand and official seal on this day,
6-5-06



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

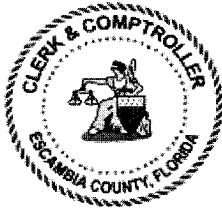
CERTIFICATE # 06953 of 2022

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

TYRONE P VANDERHALL 908 N 6TH AVE PENSACOLA, FL 32503	TERESA VANDERHALL 908 N 6TH AVE PENSACOLA, FL 32503
---	---

CITY OF PENSACOLA REBUILD NW FLORIDA INC HOUSING DEPT P O BOX 12910 PENSACOLA FL 32521

WITNESS my official seal this 16th day of January 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 06953, 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:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133179000 (0325-80)

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

TYRONE P VANDERHALL and TERESA VANDERHALL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th day of March 2025**.

Dated this 17th day of January 2025.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 06953, 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:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133179000 (0325-80)

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

TYRONE P VANDERHALL and TERESA VANDERHALL

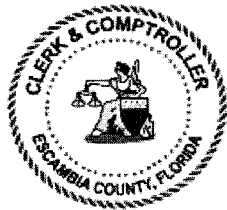
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th day of March 2025**.

Dated this 16th day of January 2025.

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

Post Property:

908 N 6TH AVE 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 06953, 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:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133179000 (0325-80)

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

TYRONE P VANDERHALL and TERESA VANDERHALL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th day of March 2025**.

Dated this 16th day of January 2025.

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

Personal Services:

TYRONE P VANDERHALL
908 N 6TH AVE
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 06953, 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:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133179000 (0325-80)

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

TYRONE P VANDERHALL and TERESA VANDERHALL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th day of March 2025**.

Dated this 16th day of January 2025.

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

Personal Services:

TERESA VANDERHALL
908 N 6TH AVE
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325-80

Document Number: ECSO25CIV002469NON

Agency Number: 25-003084

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TYRONE P VANDERHALL AND TERESA VANDERHALL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/28/2025 at 9:04 AM and served same at 8:32 AM on 1/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY PER INSTRUCTIONS FROM THE CLERKS OFFICE.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

K. Lucas

K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 06953, 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:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133179000 (0325-80)

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

TYRONE P VANDERHALL and TERESA VANDERHALL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of March, which is the 5th day of March 2025.

Dated this 16th day of January 2025.

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

Post Property:

908 N 6TH AVE 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

RECEIVED
JAN 28 AM 9:04
ESCAMBIA COUNTY FL
CLERK'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0325-80

Document Number: ECSO25CIV002507NON

Agency Number: 25-003023

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06953 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TYRONE P VANDERHALL AND TERESA VANDERHALL

Defendant:

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

Substitute

Received this Writ on 1/28/2025 at 9:00 AM and served same on TERESA VANDERHALL , in ESCAMBIA COUNTY, FLORIDA, at 8:35 AM on 1/29/2025 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: TYRONE VANDERHALL, HUSBAND, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 9/16

K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 06953, 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:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133179000 (0325-80)

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

TYRONE P VANDERHALL and TERESA VANDERHALL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th day of March 2025**.

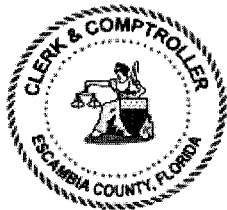
Dated this 16th day of January 2025.


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

Personal Services:

TERESA VANDERHALL
908 N 6TH AVE
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2025 JAN 20 AM 9:00

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325-80

Document Number: ECSO25CIV002504NON

Agency Number: 25-003022

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06953 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TYRONE P VANDERHALL AND TERESA VANDERHALL

Defendant:

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

Individual

Received this Writ on 1/28/2025 at 9:00 AM and served same on TYRONE P VANDERHALL , at 8:35 AM on 1/29/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 914
K. LUCAS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 06953, 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:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133179000 (0325-80)

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

TYRONE P VANDERHALL and TERESA VANDERHALL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **5th day of March 2025**.

Dated this 16th day of January 2025.

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

Personal Services:

TYRONE P VANDERHALL
908 N 6TH AVE
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

RECEIVED
JAN 28 AM 9:00
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

TYRONE P VANDERHALL [0325-80]
908 N 6TH AVE
PENSACOLA, FL 32503

TERESA VANDERHALL [0325-80]
908 N 6TH AVE
PENSACOLA, FL 32503

9171 9690 0935 0127 2348 04

9171 9690 0935 0127 2347 98

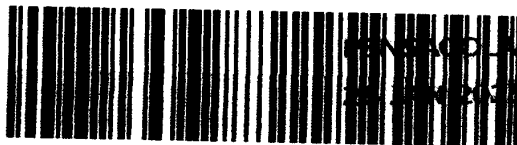
CITY OF PENSACOLA [0325-80]
REBUILD NW FLORIDA INC HOUSING
DEPT
P O BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0127 2348 11

contact
w/ owner

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

CERTIFIED MAIL™



9171 9690 0935 0127 2347 98

PENSACOLA FL 325

PM 2:25



quadiant

FIRST-CLASS MAIL
IMI

\$008.16²

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

PAM
CLERK & COMPTROLLER
MAR 10 A 9:42
PENSACOLA COUNTY, FL

TYRONE P VANDERHALL [0325-80]
908 N 6TH AVE
PENSACOLA, FL 32503

UNCLAIMED

NIXIE

326 DE 1

0003/05/25

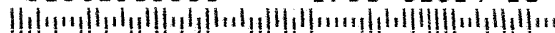
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

ENC

BC: 32502583335

*2738-01024-28-35

32502-5833
32501-321808



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

RECEIVED
MAR 10 A 9 42
PENSACOLA, FL
TERESA VANDERHALL [0325-80]
908 N 6TH AVE
PENSACOLA, FL 32503

CERTIFIED MAIL™



9171 9690 0935 0127 2348 04

UNCLAIMED

NIXIE

326 DE 1

0003/05/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32502166355 *2736-01336-28-25

32502166355
32501-321808

PENSACOLA FL 325

PM 21



quadiant

FIRST-CLASS MAIL
IMI

\$008.16²

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

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



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

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

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

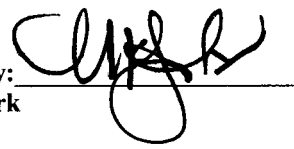
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 133179000 Certificate Number: 006953 of 2022

**Payor: TYRONE P VANDERHALL and TERESA VANDERHALL 908 N 6TH AVE PENSACOLA, FL
32503 Date 2/14/2025**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$531.24
Tax Collector's Total \$8,235.17
Postage \$24.60
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$8,808.01

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Redeemed
~~\$8,808.01~~ **\$8695.22**

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

2/14/2025



Escambia Sun Press

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

STATE OF FLORIDA

County of Escambia

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

NOTICE

in the matter of

TAX DEED SALE

DATE – 03-05-2025 – TAX CERTIFICATE #06953

in the

CIRCUIT

Court

was published in said newspaper in the issues of

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.02.20 10:09:12 -06'00'

PUBLISHER

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

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
Date: 2025.02.20 10:11:58 -06'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



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

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 06953, 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:

N 50 FT OF LT 3 AND OF W 25 FT OF LT 2 BLK 44 EAST KING TRACT OR 4884 P 1381 CA 67 SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133179000 (0325-80)

The assessment of the said property under the said certificate issued was in the name of TYRONE P VANDERHALL and TERESA VANDERHALL

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of March, which is the 5th day of March 2025.

Dated this 27th day of January 2025.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-01-30-02-06-13-20-2025