



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

0625.02

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	LONG AARON III EST OF C/O JOYCE GRIMES 6508 PRINCETON WOODS DR N MOBILE, AL 36618 314 E AVERY ST 13-3781-000 LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64	Certificate #	2022 / 6994
		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)
# 2022/6994	06/01/2022	1,940.49	97.02	2,037.51
→Part 2: Total*				2,037.51

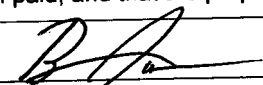
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/7149	06/01/2023	2,202.16	6.25	136.26	2,344.67
Part 3: Total*					2,344.67

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)	4,382.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,192.99
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)	6,950.17

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

Sign here: 
Signature, Tax Collector or Designee

Escambia, Florida
Date April 25th, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+6.25

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: 2400663

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC

CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC

PO BOX 669139

DALLAS, TX 75266-9139,

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
13-3781-000	2022/6994	06-01-2022	LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64

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

TLGFY, LLC

CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF

TLGFY, LLC

PO BOX 669139

DALLAS, TX 75266-9139

04-22-2024

Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	000S009020024103	Year	Land	Imprv	Total	Cap Val
Account:	133781000	2023	\$46,800	\$87,745	\$134,545	\$114,442
Owners:	LONG AARON III EST OF	2022	\$46,800	\$78,295	\$125,095	\$104,039
Mail:	C/O JOYCE GRIMES 6508 PRINCETON WOODS DR N MOBILE, AL 36618	2021	\$30,000	\$64,581	\$94,581	\$94,581
Situs:	314 E AVERY ST 32503	Disclaimer				
Use Code:	MULTI-FAMILY <=9	Tax Estimator				
Units:	3	File for Exemption(s) Online				
Taxing Authority:	PENSACOLA CITY LIMITS	Report Storm Damage				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
01/27/2017	7658	1463	\$100	OT		Legal Description	
05/1999	4413	1459	\$100	CJ		LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map	
Section			
Map Id: CA064			
Approx. Acreage: 0.3471			
Zoned:			
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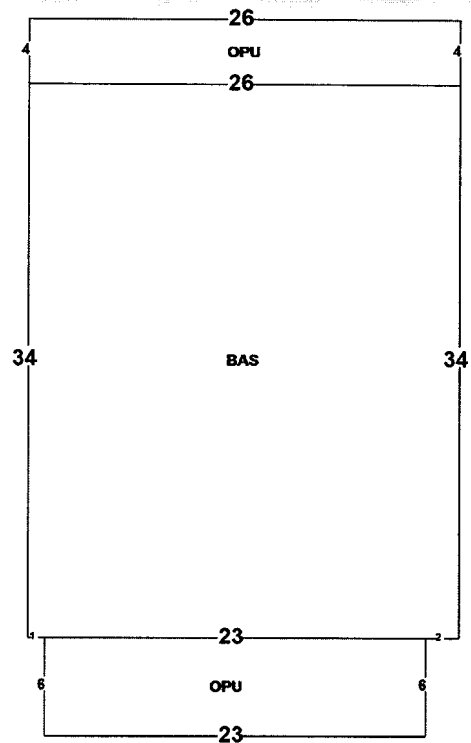
Evacuation
& Flood
Information
Open
Report

Buildings

Address:314 E AVERY ST, Year Built: 1945, Effective Year: 1945, PA Building ID#: 19782

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1126 Total SF

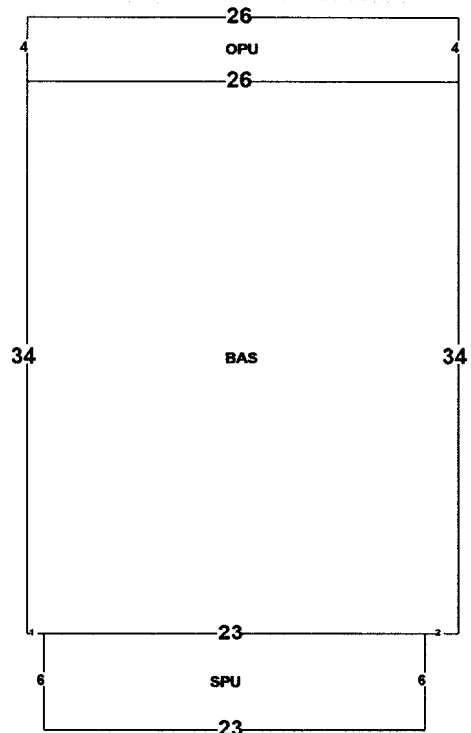
BASE AREA - 884

OPEN PORCH UNF - 242

Address:310 E AVERY ST, Year Built: 1945, Effective Year: 1945, PA Building ID#: 19783

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1126 Total SF

BASE AREA - 884

OPEN PORCH UNF - 104

SCRN PORCH UNF - 138

Address:306 E AVERY ST, Year Built: 1945, Effective Year: 1945, PA Building ID#: 19784

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

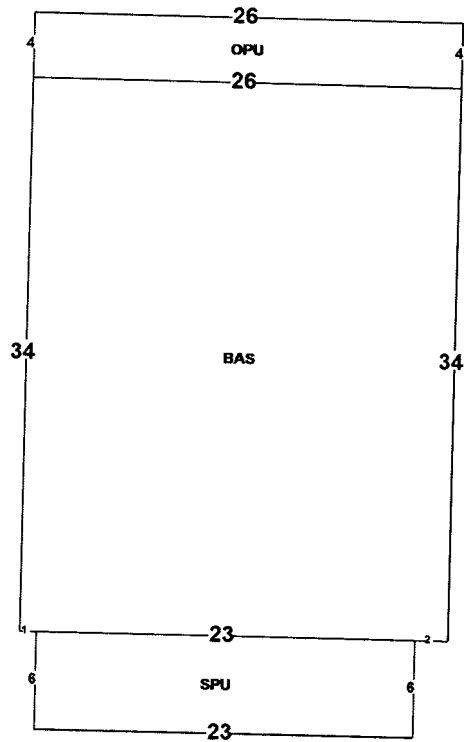


Areas - 1126 Total SF

BASE AREA - 884

OPEN PORCH UNF - 104

SCRN PORCH UNF - 138



Images



9/23/2019 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.

Last Updated:05/03/2024 (tc.5150)



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 #: 13-3781-000 CERTIFICATE #: 2022-6994

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: February 12, 2005 to and including February 12, 2025 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: February 13, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 13, 2025

Tax Account #: **13-3781-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ERIKA M. DAWKINS AND CAREY REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TRUSTEE 314 AVERY ST LAND TRUST DATED APRIL 13, 2024**

By Virtue of Warranty Deed recorded 9/25/2024 in OR 9208/1451 and Order of Summary Ancillary Administration recorded 11/18/2024 - OR 9234/95

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. **NONE**
4. Taxes:

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

Tax Account #: 13-3781-000

Assessed Value: \$125,886.00

Exemptions: NONE

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

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

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

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford

Escambia County Tax Collector

P.O. Box 1312

Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JUNE 4, 2025

TAX ACCOUNT #: 13-3781-000

CERTIFICATE #: 2022-6994

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

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☐☒

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2024 tax year.

**ESTATE OF AARON LONG III
C/O JOYCE GRIMES
6508 PRINCETON WOODS DR N
MOBILE, AL 36618**

**ERIKA M DAWKINS
3-1 BLOOMFIELD AVE
DREXEL HILL, PA 19026**

**CAREY REAL ESTATE HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY
COMPANY, TRUSTEE 314 AVERY ST
LAND TRUST DATED APRIL 13, 2024
801 NORTHPOINT PKWY STE 141
WEST PALM BEACH, FL 33407**

**ESTATE OF AARON LONG III
ERIKA M DAWKINS
CAREY REAL ESTATE HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY
COMPANY, TRUSTEE 314 AVERY ST
LAND TRUST DATED APRIL 13, 2024
314 E AVERY ST
PENSACOLA, FL 32503**

**CAREY LAW GROUP, PA
1801 INDIAN RD STE 103
WEST PALM BEACH, FL 33049**

**Certified and delivered to Escambia County Tax Collector, this day of February 2025.
PERDIDO TITLE & ABSTRACT, INC.**



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

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

PROPERTY INFORMATION REPORT

February 13, 2025

Tax Account #:13-3781-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-3781-000 (0625-02)

Prepared By and Return To:

Richard B. Carey, Esq.
Carey Law Group, P.A.
1801 Indian Rd, Ste 103
West Palm Beach, FL 33409

Warranty Deed

This Warranty Deed made this 13th day of April 2024, by and between Drusilla Long Scott, a single woman as having a mailing 6508 Princeton Woods DR N, Mobile AL 36618 hereinafter the Grantor and Carey Real Estate Holdings, LLC a Florida Limited Liability Company, Trustee 314 Avery St Land Trust dated April 13, 2024, with full power and authority to protect, conserve, sell, lease, encumber, or to otherwise manage and dispose of the real property hereinafter described, pursuant to Florida Statue 689.071 having a mailing address 801 Northpoint Parkway Suite 141, West Palm Beach, FL 33407 hereinafter called the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby releases, remises, and quitclaims unto the Grantee, and Grantee's successors, heirs, and assigns forever, all the right, title, and interest of the Grantor in and to that certain parcel of land in the County of Escambia, State of Florida, to wit:

Lots 24,25, and 26, Block 103 East King Tract, East of Tarragons Street, City of Pensacola, Escambia County, Florida, as per Plat Book 1, Page 4

PCN 000S009020024103

a/ka/ 314 Avery Pensacola, FL 32503

*****THIS IS NOT THE GRANTOR'S HOMESTEAD PROPERTY*****

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

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered in the presence of:

By: Drusilla Long Scott
Drusilla Long Scott

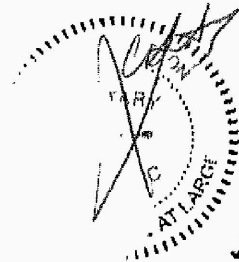
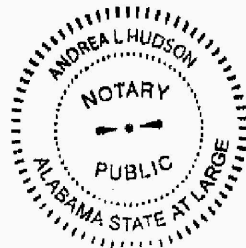
[Signature]
WITNESS
PRINT NAME: Marcellus Hudson
[Signature]
WITNESS
PRINT NAME: Andrea Hudson

301 Candlish Ct
Mobile, AL 36608
WITNESS 1 ADDRESS
301 Candlish Ct
Mobile, AL 36608
WITNESS 2 ADDRESS

STATE OF Alabama
COUNTY OF Mobile

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4/13 of 2024 by Drusilla Long Scott who is personally known to me ☒ or has produced Identification.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06994 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF AARON LONG III C/O JOYCE GRIMES 6508 PRINCETON WOODS DR N MOBILE, AL 36618	CAREY REAL ESTATE HOLDINGS, LLC, TRUSTEE 314 AVERY ST LAND TRUST 801 NORTHPOINT PKWY STE 141 WEST PALM BEACH, FL 33407
	CAREY LAW GROUP, PA 1801 INDIAN RD STE 103 WEST PALM BEACH, FL 33049
	ERIKA M DAWKINS 3-1 BLOOMFIELD AVE DREXEL HILL, PA 19026
	ESTATE OF AARON LONG III 314 AVERY ST LAND TRUST 314 E AVERY ST PENSACOLA, FL 32503
	ERIKA M DAWKINS 314 AVERY ST LAND TRUST 314 E AVERY ST PENSACOLA, FL 32503
	CAREY REAL ESTATE HOLDINGS, LLC, TRUSTEE 314 AVERY ST LAND TRUST 314 E AVERY ST PENSACOLA, FL 32503

WITNESS my official seal this 17th day of April 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 **June 4, 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 **TLGFY LLC** holder of **Tax Certificate No. 06994**, 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:

LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133781000 (0625-02)

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

EST OF AARON LONG III

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 June, which is the **4th day of June 2025**.

Dated this 16th day of April 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 June 4, 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 **TLGFY LLC** holder of **Tax Certificate No. 06994**, 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:

LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133781000 (0625-02)

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

EST OF AARON LONG III

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 June, which is the **4th day of June 2025**.

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Post Property:

314 E AVERY ST 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 0625.02

Document Number: ECSO25CIV014026NON

Agency Number: 25-005669

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06994 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF AARON LONG III

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/25/2025 at 8:49 AM and served same at 8:14 AM on 4/28/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

K. Lucas 916
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

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LTS 24 25 26 BLK 103 EAST KING TRACT OR 4413 P 1459 OR 7658 P 1463 CA 64

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133781000 (0625-02)

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EST OF AARON LONG III

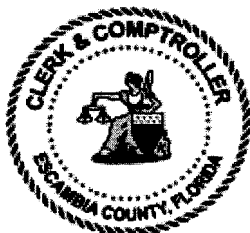
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Post Property:

314 E AVERY ST 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2025 APR 25 AM 8:49
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)


◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

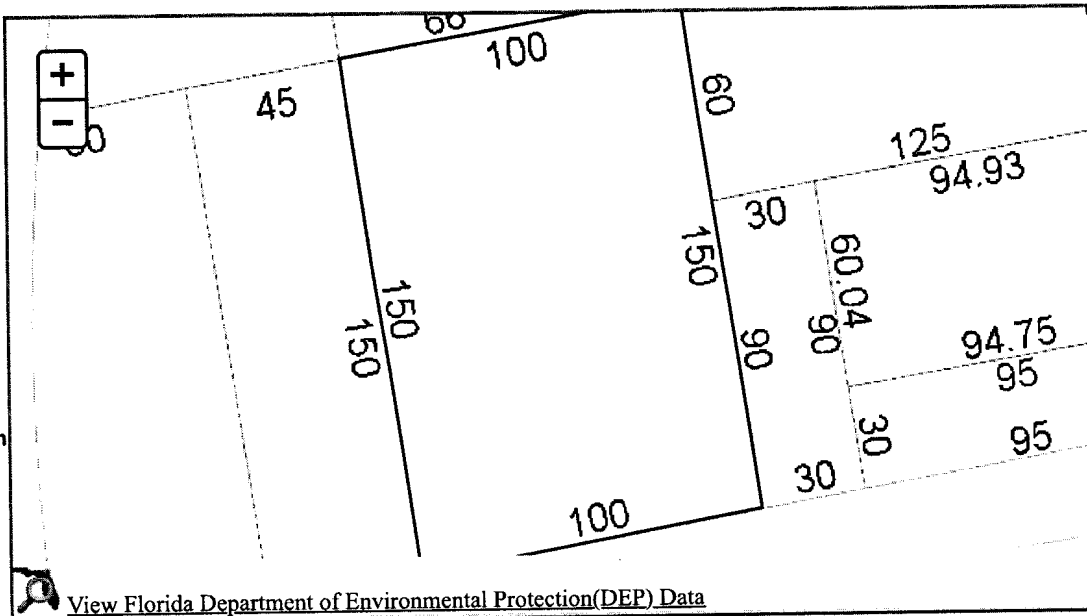
General Information Parcel ID: 000S009020024103 Account: 133781000 Owners: CAREY REAL ESTATE HOLDINGS LLC TRUSTEE FOR 314 AVERY ST LAND TRUST 4/13/2024 50% INT DAWKINS ERIKA M 50% INT Mail: 801 NORTHPOINT PKWY STE 141 WEST PALM BEACH, FL 33407 Situs: 314 E AVERY ST 32503 Use Code: MULTI-FAMILY <=9 Units: 2 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>2024</td> <td>\$46,800</td> <td>\$92,696</td> <td>\$139,496</td> <td>\$125,886</td> </tr> <tr> <td>2023</td> <td>\$46,800</td> <td>\$87,745</td> <td>\$134,545</td> <td>\$114,442</td> </tr> <tr> <td>2022</td> <td>\$46,800</td> <td>\$78,295</td> <td>\$125,095</td> <td>\$104,039</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer <hr/> Tax Estimator <hr/> Change of Address <hr/> File for Exemption(s) Online <hr/> Report Storm Damage </div>	Year	Land	Imprv	Total	Cap Val	2024	\$46,800	\$92,696	\$139,496	\$125,886	2023	\$46,800	\$87,745	\$134,545	\$114,442	2022	\$46,800	\$78,295	\$125,095	\$104,039																						
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Parcel Information		Launch Interactive Map																																										

Section
Map Id:
CA064

Approx.
Acreage:
0.3471

Zoned: 
R-1AA

Evacuation
& Flood
Information
[Open
Report](#)



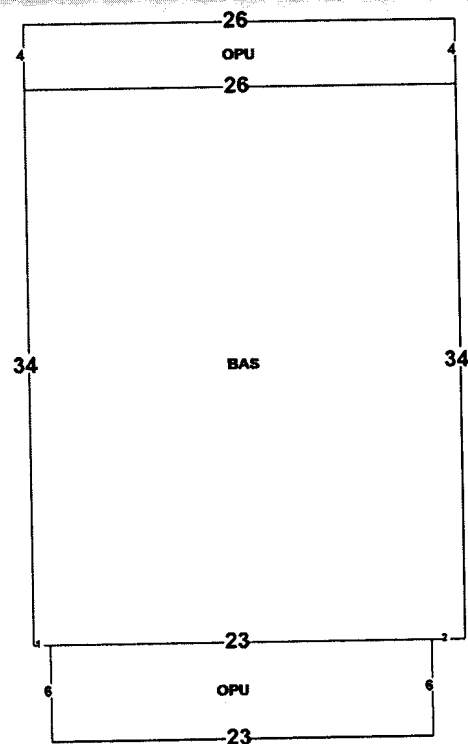
 [View Florida Department of Environmental Protection\(DEP\) Data](#)


Buildings

Address: 314 E AVERY ST, Improvement Type: SINGLE FAMILY, Year Built: 1945, Effective Year: 1945, PA Building ID#: 19782

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1126 Total SF

BASE AREA - 884

OPEN PORCH UNF - 242

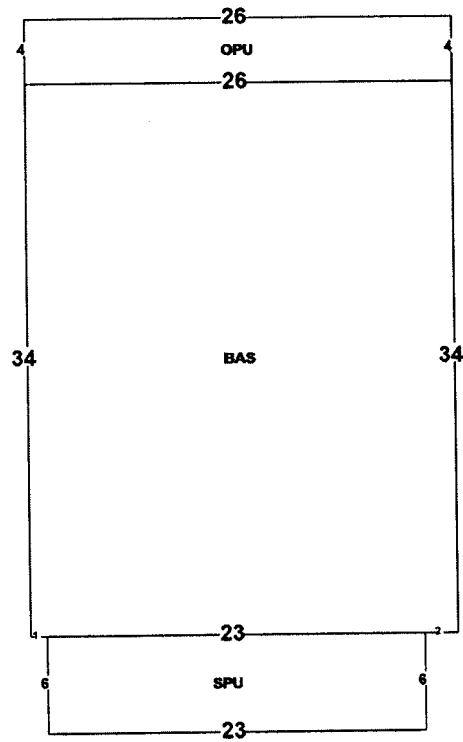
Address: 310 E AVERY ST, Improvement Type: SINGLE FAMILY, Year Built: 1945, Effective Year: 1945, PA Building ID#: 19783

Structural Elements

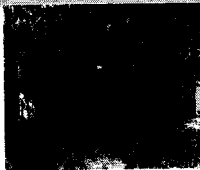
DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
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ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1126 Total SF

BASE AREA - 884
OPEN PORCH UNF - 104
SCRN PORCH UNF - 138



Images



5/12/2025 12:00:00 AM



5/12/2025 12:00:00 AM



5/12/2025 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:05/13/2025 (tc.2831)

EST OF AARON LONG III [0625-02]
C/O JOYCE GRIMES
6508 PRINCETON WOODS DR N
MOBILE, AL 3661

9171 9690 0935 0128 2990 00

5/1/25 · DELAYED

CAREY LAW GROUP, PA [0625-02]
1801 INDIAN RD STE 103
WEST PALM BEACH, FL 33049

9171 9690 0935 0128 0619 97

5/1/3 CORRECTED ZIP
33409

ESTATE OF AARON LONG III [0625-02]
314 AVERY ST LAND TRUST
314 E AVERY ST
PENSACOLA, FL 32503

9171 9690 0935 0128 0619 42

5/5 RETURNED

CAREY REAL ESTATE HOLDINGS,
LLC, TRUSTEE [0625-02]
314 AVERY ST LAND TRUST
314 E AVERY ST
PENSACOLA, FL 32503

9171 9690 0935 0128 0619 66

5/5 RETURNED

CAREY REAL ESTATE HOLDINGS,
LLC, TRUSTEE [0625-02]
314 AVERY ST LAND TRUST
801 NORTHPOINT PKWY STE 141
WEST PALM BEACH, FL 33407

9171 9690 0935 0128 0619 80

4/30 DELIVERED

ERIKA M DAWKINS [0625-02]
3-1 BLOOMFIELD AVE
DREXEL HILL, PA 19026

9171 9690 0935 0128 0619 35

5/5 DELIVERED

ERIKA M DAWKINS [0625-02]
314 AVERY ST LAND TRUST
314 E AVERY ST
PENSACOLA, FL 32503

9171 9690 0935 0128 0619 59

5/5 RETURNED

X ERIKA DAWKINS
HEIR VIA PROBATE
SIGNED FOR
DEPT. LETTER
5/5/25

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Tuesday, May 13, 2025 8:51 AM
To: 'richard@rcareylaw.com'
Cc: Emily Hogg (COC)
Subject: 314 E Avery St / 13-3781-000 - Auction date 6/4/2025

Good morning,

I wanted to reach out to make sure you were aware the property at 314 E. Avery Street is scheduled for Tax Deed auction on 6/4/2025.

Your certified letter was signed for and Erika Dawkins also signed for her certified letter, but we haven't had any inquiries.

The amount to cancel the auction is \$9,042.12.

Acceptable forms of payment:

*Cash

*Cashier's Check payable to Escambia Clerk of Court, Attn. Tax Deeds, 221 S. Palafox Place, Ste. 110, Pensacola, FL 32502

*Credit Card (w/ additional 3.5% transaction fee)

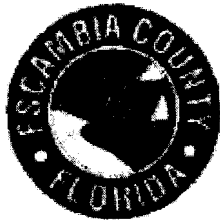
*Wire: Account holder: Escambia County Clerk of the Circuit Court, 190 Governmental Center, Pensacola FL 32502

Banking Institution: Bank of America, 400 W Garden St., Pensacola FL 32502, Acct # 898033991356 Routing # 026009593

(reference property tax account number with wire)

If you have any additional questions or concerns, please feel free to contact us.

Thank you,



Gary "Bubba" Peters

Escambia County Property Ap

Real Estate Search

Tangible Property Search

[Back](#)

← Nav. Mode ● Account ○ Parcel ID →

General Information		Assessments		
Parcel ID:	0005009020024103	Year	Land	Imprv
Account:	133781000	2024	\$46,800	\$92,6
Owners:	CAREY REAL ESTATE HOLDINGS LLC TRUSTEE FOR 314 AVERY ST LAND TRUST 4/13/2024 50% INT DAWKINS ERIKA M 50% INT	2023	\$46,800	\$87,7
		2022	\$46,800	\$78,2
		Discl		
		Tax Es		
		Change c		
		File for Exem		
		Report Sta		

Mall:	801 NORTHPOINT PKWY STE 141 WEST PALM BEACH, FL 33407
Situs:	314 E AVERY ST 32503
Use Code:	MULTI-FAMILY <=9
Units:	2
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford



My linda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit Court

& Comptroller

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

Tracking Number Information

Meter:	31219251	Mailing Date:	04/25/25 01:05 PM
Tracking Number:	9171969009350128061935	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	19026
Service:	ERR	City:	PILGRIM GDNS
Value	\$0.690	State:	PA

Proof of Delivery

ERM Dawkins
ERNA DAWKINS

31 BLOOMFIELD AVE

Status Details

▼ Status Date	Status
Mon, 05/05/25, 03:47:00 PM	OK : Delivered
Fri, 05/02/25, 12:01:00 PM	Delayed: No Authorized Recipient Available
Fri, 05/02/25, 02:48:00 AM	Processed (processing scan)
Thu, 05/01/25, 08:58:00 PM	Processed (processing scan)
Thu, 05/01/25, 10:28:00 AM	Processed (processing scan)
Mon, 04/28/25, 03:35:00 PM	Processed (processing scan)
Sat, 04/26/25, 08:38:00 AM	Processed (processing scan)
Sat, 04/26/25, 07:23:00 AM	Origin Acceptance
Fri, 04/25/25, 04:30:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal

My Services

[Profile](#)
[Print](#)
[Guide](#)
[Exp](#)

Equipment

Reports

Tracking

Supplies

Home > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	04/25/25 01:04 PM
Tracking Number:	9171969009350128061980	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	33407
Service:	ERR	City:	WEST PALM BEACH
Value	\$0.690	State:	FL

[Proof of Delivery](#)

801 Northpoint Parkway

Monica C.
 MONICA CARRASAL
 on 4/25/25 at 1:04 PM

Status Details

▼ Status Date

Status

Wed, 04/30/25, 01:28:00 PM	OK : Delivered
Tue, 04/29/25, 10:36:00 PM	Processed (processing scan)
Tue, 04/29/25, 10:33:00 PM	Processed (processing scan)



Gary "Bubba" Peters

Escambia County Property Appraiser

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)


← Nav. Mode ☒ Account ☐ Parcel ID →

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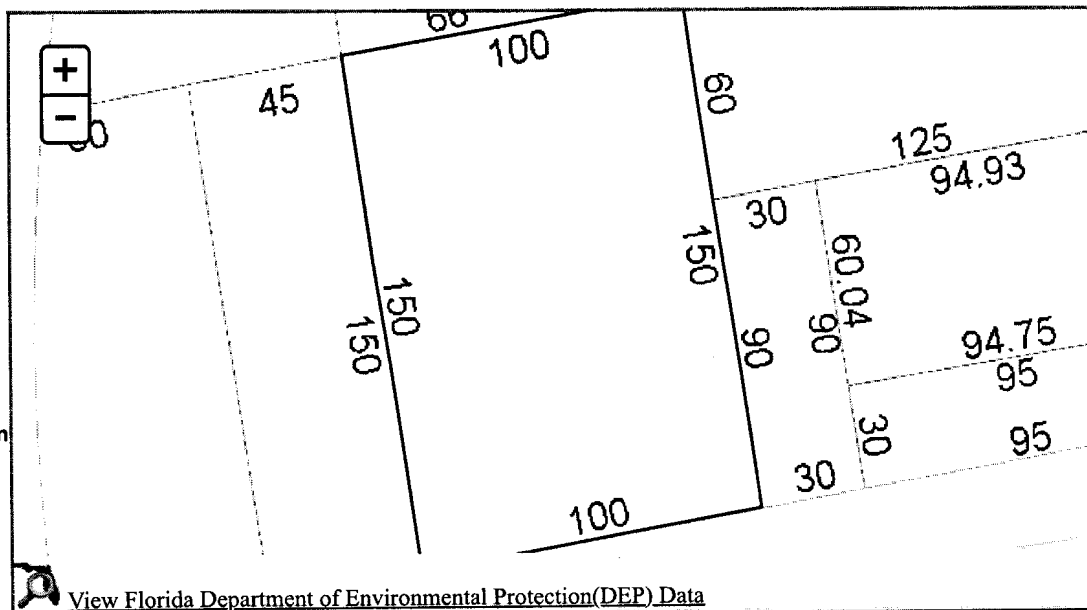
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Section
Map Id:
CA064

Approx.
Acreage:
0.3471

Zoned: 
R-1AA

Evacuation
& Flood
Information
[Open
Report](#)



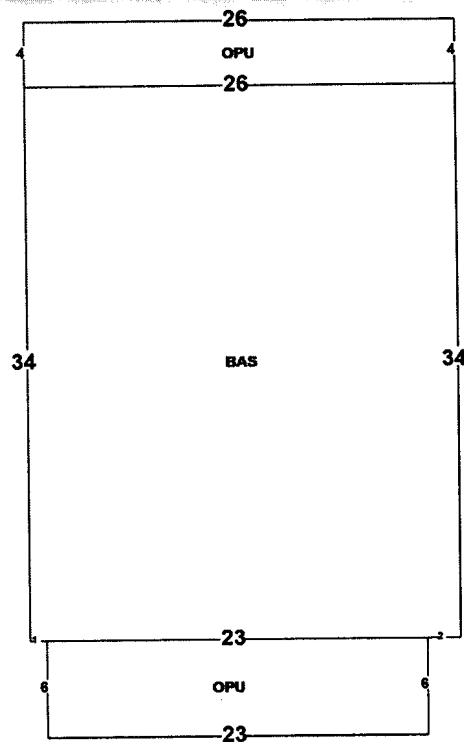
 [View Florida Department of Environmental Protection\(DEP\) Data](#)


Buildings

Address:314 E AVERY ST, Improvement Type: SINGLE FAMILY, Year Built: 1945, Effective Year: 1945, PA Building ID#: 19782

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1126 Total SF

BASE AREA - 884

OPEN PORCH UNF - 242

Address:310 E AVERY ST, Improvement Type: SINGLE FAMILY, Year Built: 1945, Effective Year: 1945, PA Building ID#: 19783

Structural Elements

DECOR/MILLWORK-MINIMUM

DWELLING UNITS-1

EXTERIOR WALL-SIDING-BLW.AVG.

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-WOOD/WALLBOARD

NO. PLUMBING FIXTURES-3


NO. STORIES-1

ROOF COVER-METAL/MODULAR

ROOF FRAMING-GABLE

STORY HEIGHT-0

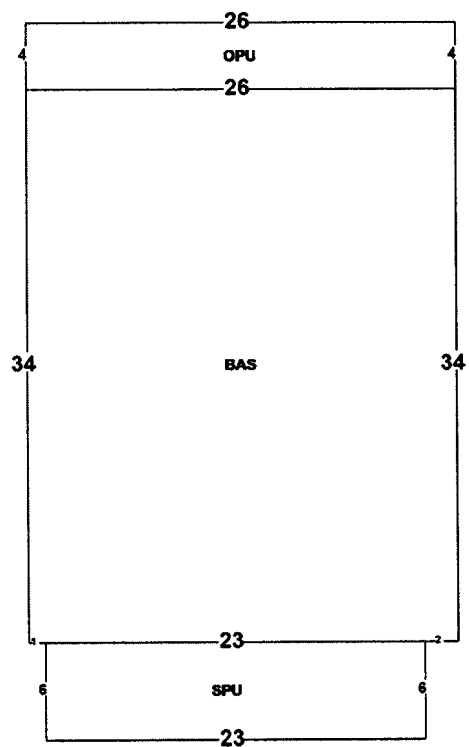
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1126 Total SF

BASE AREA - 884

OPEN PORCH UNF - 104

SCRN PORCH UNF - 138



Images



5/12/2025 12:00:00 AM



5/12/2025 12:00:00 AM



5/12/2025 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 & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

2025 MAY -5 P 11:09
PENSACOLA COUNTY, FL

CAREY REAL ESTATE HOLDINGS,
LLC, TRUSTEE [0625-02]
314 AVERY ST LAND TRUST
314 E AVERY ST
PENSACOLA, FL 32503
.. 9327090239006210

CERTIFIED MAIL™



9171 9690 0935 0128 0619 66

PENSACOLA FL 325
25 APR 2025 AM



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁹
04/25/2025 ZIP 32502
043M31219251

US POSTAGE

NIXIE

326 FE 1

0005/01/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335

*2738-01714-26-17

ANK
3250258333

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

CLERK OF THE CIRCUIT COURT
PENSACOLA COUNTY, FL
2025 MAY -5 P 11:00
PAM CHILDERS

ESTATE OF AARON LONG III [0625-02]
314 AVERY ST LAND TRUST
314 E AVERY ST
PENSACOLA, FL 32503

1: 93260201350154

ANK
32503-0215843

CERTIFIED MAILTM



9171 9690 0935 0128 0619 42

PENSACOLA FL 325
25 APR 2025 AM 7:11



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
04/25/2025 ZIP 32502
043M31219251

US POSTAGE

NIXIE

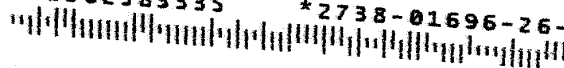
326 FE 1

0005/01/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335

*2738-01696-26-17



Pam Childers
Clerk of the Circuit Court & Comptroller

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

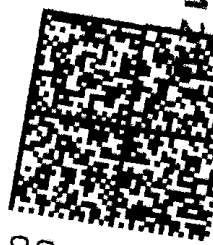
2025 MAY -5 P 11:00
CLERK OF THE CIRCUIT COURT
PENSACOLA, FL 32502
B. LAMDA COUNTY, FL

ERIKA M DAWKINS [0625-02]
314 AVERY ST LAND TRUST
314 E AVERY ST
PENSACOLA, FL 32503

-- 9327090239006210

CERTIFIED MAIL

9171 9690 0935 0128 0619 59



quodient
FIRST-CLASS MAIL
IM1
\$008.16
04/25/2025 ZIP 32502
043M31219251
US POSTAGE

NIXIE

326 FE 1

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32502583335
0005/01/25

*2738-01739-26-17

ANK
325082-18035 243

CERTIFIED MAIL

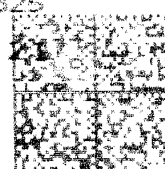
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 2990 00

PENSACOLA FL 325

MAY 22 25 AM 2:17



quadrant

FLKS 01AUS MAY
PA

\$008.16

04/28/2019 ZIP 32502
P4000100001

US POSTAGE

EST OF AARON LONG III [0625-02]
D TO GRIMES
6508 PRINCETON WOODS DR N
MOBILE, AL 3661

1: 94009221911413

UN

FILED

NIXIE

326 DE 1

0005/22/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*2191-06584-22-02

UNC
3250258333
3250258333



THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 06994, 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:

LTS 24 25 26 BLK 103 EAST KING TRACT
OR 4413 P 1459 OR 7658 P 1463 CA 64

SECTION 00, TOWNSHIP 0 S, RANGE 00 W
TAX ACCOUNT NUMBER 133781000
(0625-02)

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

EST OF AARON LONG III

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 June, which is the 4th day of June 2025.

Dated this 24th day of April 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

4WR4/30-5/21TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7897
Order Date: 4/24/2025
Number Issues: 4
Pub Count: 1
First Issue: 4/30/2025
Last Issue: 5/21/2025
Order Price: \$260.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly 4/30/2025, 5/7/2025, 5/14/2025, 5/21/2025

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

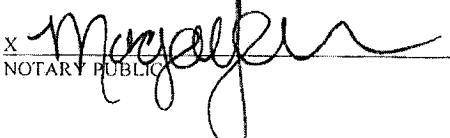
2022 TD 06994 TLGFY LLC Long

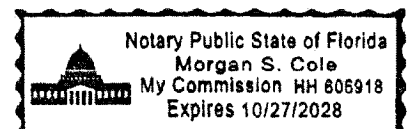
was published in said newspaper in and was printed and released from 4/30/2025 until 5/21/2025 for a consecutive 4 weeks.

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

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

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 5/21/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2024

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
13-3781-000	16		0005009020024103

PROPERTY ADDRESS:
314 E AVERY ST

EXEMPTIONS:

22/0000

CAREY REAL ESTATE HOLDINGS LLC TRUSTEE FOR
314

AVERY ST LAND TRUST 4/13/2024 50% INT
801 NORTHPOINT PKWY STE 141
WEST PALM BEACH, FL 33407

PRIOR YEAR(S) TAXES OUTSTANDING

PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	125,886	0	125,886	832.92
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	139,496	0	139,496	244.40
BY STATE LAW	3.0950	139,496	0	139,496	431.74
PENSACOLA	4.2895	125,886	0	125,886	539.99
WATER MANAGEMENT	0.0218	125,886	0	125,886	2.74
M.S.T.U. LIBRARY	0.3590	125,886	0	125,886	45.19
ESCAMBIA CHILDRENS TRUST	0.4043	125,886	0	125,886	50.90

TOTAL MILLAGE 16.5381

AD VALOREM TAXES \$2,147.88

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	AMOUNT
LTS 24 25 26 BLK 103 EAST KING TRACT OR 9164 P 343 OR 9208 P 1451 CA 64	SW STORMWATER(CITY OF PENSACOLA)	143.38
NON-AD VALOREM ASSESSMENTS		\$143.38

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$2,291.26

If Received By	Jun 30, 2025	Jul 31, 2025	Aug 29, 2025
Please Pay	\$2,682.79	\$2,682.79	\$2,682.79

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

PAY DELINQUENT TAXES BY CASH,
CASHIER'S CHECK OR MONEY ORDER

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Jun 30, 2025
	2,682.79
AMOUNT IF PAID BY	Jul 31, 2025
	2,682.79
AMOUNT IF PAID BY	Aug 29, 2025
	2,682.79

AMOUNT IF PAID BY

AMOUNT IF PAID BY

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

13-3781-000

PROPERTY ADDRESS

314 E AVERY ST

CAREY REAL ESTATE HOLDINGS LLC TRUSTEE
FOR 314

AVERY ST LAND TRUST 4/13/2024 50% INT
801 NORTHPOINT PKWY STE 141
WEST PALM BEACH, FL 33407

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: 133781000 Certificate Number: 006994 of 2022**

**Payor: RICHARD CAREY RICHARD@RCAREYLAW.COM 314 E AVERY ST PENSACOLA FL
 32503 Date 6/4/2025**

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total \$551.76
 Tax Collector's Total \$8,415.96
 Postage \$57.40
 Researcher Copies \$0.00
 Recording \$10.00
 Prep Fee \$7.00
 Total Received \$9,042.12

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

*Reduced
 \$89102.12*

[Signature]

**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>**

*\$9275.79
 w/ fee*

Redeemed
after sale

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 # 006994 of 2022 Date 6/4/2025
Name ANASTASIIA MOROZOVA**

Cash Summary

Cash Deposit	\$1,920.00
Total Check	\$36,791.30
Grand Total	\$38,711.30

**PAM CHILDERS
Clerk of the Circuit Court**

By: _____
Deputy Clerk

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

9275.79

richard @
r Carey law.
com

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 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 # 006994 of 2022 Date 6/4/2025
 Name ANASTASIIA MOROZOVA**

Cash Summary

Cash Deposit	\$1,920.00
Total Check	\$36,791.30
Grand Total	\$38,711.30

Purchase Price (high bid amount)	\$38,400.00	Total Check	\$36,791.30
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$268.80	Adv Doc. Stamps	\$268.80
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$11,707.91	Postage	\$57.40
		Researcher Copies	\$0.00
- postage	\$57.40		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$11,650.51	Registry of Court	\$11,650.51
Purchase Price (high bid)	\$38,400.00		
-Registry of Court	\$11,650.51	Overbid Amount	\$26,692.09
-advance recording (for mail certificate)	\$18.50		
-postage	\$57.40		
-Researcher Copies	\$0.00		
= Overbid Amount	\$26,692.09		

PAM CHILDERS
 Clerk of the Circuit Court

By: _____
 Deputy Clerk

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

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/6/2024 1:13:49 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/6/2024 1:13:49 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/6/2024 1:13:48 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/6/2024 1:13:49 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/6/2024 1:15:07 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
5/7/2024 9:34:31 AM	2024032856	TLGFY LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
5/2/2025 9:05:09 AM	Check (outgoing)	101993822	BALLINGER PUBLISHING	PO BOX 12665	200.00	900038674 CLEARED ON 5/2/2025
5/7/2024 9:34:31 AM	Deposit	101891715	TLGFY LLC		320.00	Deposit
	Check (outgoing)	102004753	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	
Deposited			Used		Balance	
320.00			7,440.00		-7,120.00	

Auction Results Report

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

Sale Date	Case #	Edit Name on Title	EA Fee	POPR F	Doc Stam	Total Due	Certificate Number	Name On Title
<input checked="" type="checkbox"/> 06/04/2025	2022 TD (	Name on Title	\$0.00	\$0.00	\$268.80	\$36,791.30	06994	MAO ESTATES
<input checked="" type="checkbox"/> 06/04/2025	2022 TD (	Custom Fields	\$0.00	\$0.00	\$219.10	\$29,996.60	06991	Maksim matyuni
<input checked="" type="checkbox"/> 06/04/2025	2022 TD (	Style	\$0.00	\$0.00	\$70.70	\$9,708.20	04584	Kylee Kubal
<input checked="" type="checkbox"/> 06/04/2025	2022 TD (	Case Number: 2022 TD 006994	\$0.00	\$0.00	\$361.20	\$49,423.70	03578	rina Stearmer
<input checked="" type="checkbox"/> 06/04/2025	2022 TD (	Result Date: 06/04/2025	\$0.00	\$0.00	\$270.90	\$37,078.40	03389	rina Stearmer
<input checked="" type="checkbox"/> 06/04/2025	2022 TD (	Title Information:	\$0.00	\$0.00	\$222.60	\$30,475.10	03239	Ralph Azul Herre
<input checked="" type="checkbox"/> 06/04/2025	2022 TD (	Name: MAO ESTATES LLC	\$0.00	\$0.00	\$531.30	\$72,678.80	02769	JLC RE Investm
<input checked="" type="checkbox"/> 06/04/2025	2022 TD (	Address1: 7901 4TH ST N STE 300	\$0.00	\$0.00	\$180.60	\$24,733.10	00604	Guyer Capital, LI
<input checked="" type="checkbox"/> 06/04/2025	2022 TD (	Address2:	\$0.00	\$0.00	\$140.70	\$19,278.20	00017	Thrive Global Inv
<input checked="" type="checkbox"/> 06/04/2025	2020 TD (	City: ST PETERSBURG	\$0.00	\$0.00	\$43.40	\$5,975.90	05124	Mersadez Robin
<input checked="" type="checkbox"/> 06/04/2025	2018 TD (	State: FL	\$0.00	\$0.00	\$87.50	\$12,005.00	09114	Mersadez Robin
<input checked="" type="checkbox"/> 06/04/2025	2018 TD (	Zip: 33702	\$0.00	\$0.00	\$10.50	\$1,353.00	05613	Pierre L Marcelin
<input checked="" type="checkbox"/> 06/04/2025	2018 TD (		\$0.00	\$0.00	\$77.00	\$10,569.50	02320	JLC RE Investm

82355

Anastasiiia Morozova

\$38,400.00

Deposit
\$1,920.00

Tax Certificate #		2022 TD 006994	
Account #		133781000	
Property Owner		Est of Arron Long III	
Property Address		314 E Avery St 32503	
SOLD TO:		Anastasiia Morozova \$38,400.00	
Disbursed to/for:		Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 297.30	\$	
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 417.88	\$	
Tax Collector Fee (from redeem screen)	\$ 6.25	\$	
Certificate holder/taxes & app fees	\$ 8,961.47	\$	
Refund High Bidder unused sheriff fees	\$ 80.00	\$	
Additional taxes 2024	\$ 2,682.79	\$	
Postage final notices	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!			
Lien Information:			
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
		Due \$	
		Paid \$	
Post sale process:		Notes:	
Tax Deed Results Report to Tax Collector			
Print Deed/Send to Admin for signature			
Request check for recording fees/doc stamps			
Request check for Clerk Registry fee/fee due clerk			
Request check for Tax Collector fee (\$6.25 etc)			
Request check for certificate holder refund/taxes & app fees			
Request check for any unused sheriff fees to high bidder			
Determine government liens of record/ amounts due			
Print Final notices to all lienholders/owners			
Request check for postage fees for final notices			
Record Tax Deed/Certificate of Mailing			
Conv of Deed for file and to Tax Collector			