



# 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

1224.21

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	NEXOANT PROPERTIES LLC TRUSTEE FOR 1104 N V ST LAND TRUST 12-17-2020 801 NORTHPOINT PARKWAY STE 141 WEST PALM BEACH, FL 33407 1104 N V ST 15-1790-000 LTS 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138	Certificate #	2022 / 7410
		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)
# 2022/7410	06/01/2022	995.88	49.79	1,045.67
→Part 2: Total*				1,045.67

## 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)
# 2023/7569	06/01/2023	1,079.23	6.25	66.78	1,152.26
Part 3: Total*					1,152.26

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,197.93
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,057.20
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,630.13

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: Candice Lewis  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 22nd, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/04/2024</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: 2400081

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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
15-1790-000	2022/7410	06-01-2022	LTS 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138

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  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-11-2024  
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](#)

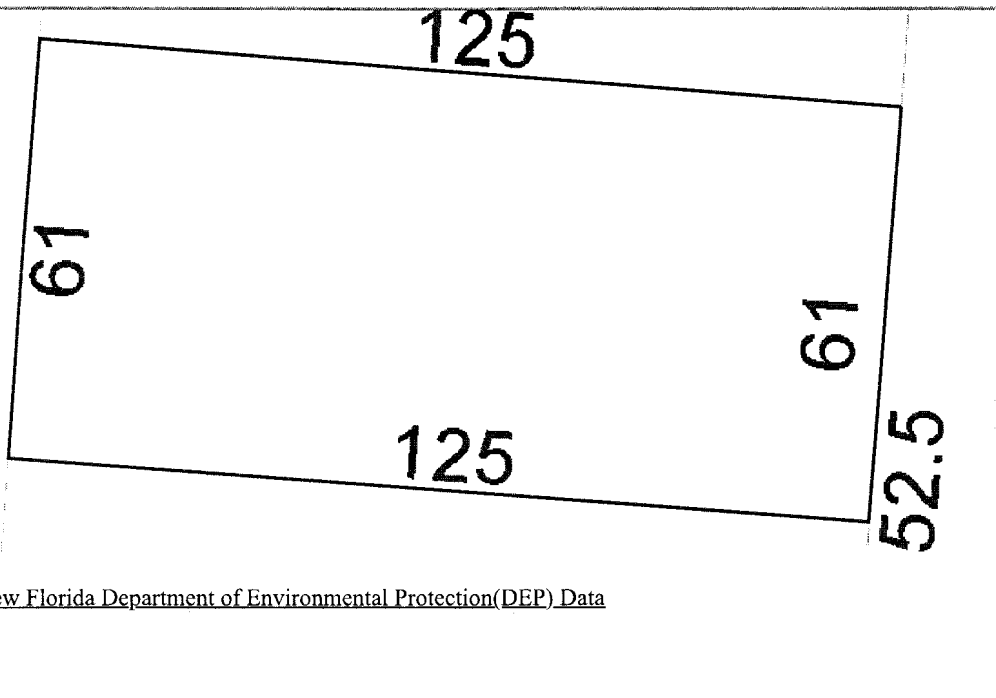
<b>General Information</b> <b>Parcel ID:</b> 000S009060003217 <b>Account:</b> 151790000 <b>Owners:</b> NEXO VANT PROPERTIES LLC TRUSTEE FOR 1104 N V ST LAND TRUST 12-17-2020 <b>Mail:</b> 801 NORTHPOINT PARKWAY STE 141 WEST PALM BEACH, FL 33407 <b>Situs:</b> 1104 N V ST 32505 <b>Use Code:</b> VACANT RESIDENTIAL <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						<b>Assessments</b> <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>\$7,610</td> <td>\$63,422</td> <td>\$71,032</td> <td>\$65,970</td> </tr> <tr> <td>2022</td> <td>\$7,610</td> <td>\$56,700</td> <td>\$64,310</td> <td>\$59,973</td> </tr> <tr> <td>2021</td> <td>\$7,610</td> <td>\$46,911</td> <td>\$54,521</td> <td>\$54,521</td> </tr> </tbody> </table> <a href="#">Disclaimer</a>  <a href="#">Tax Estimator</a>  <a href="#">File for Exemption(s) Online</a>  <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2023	\$7,610	\$63,422	\$71,032	\$65,970	2022	\$7,610	\$56,700	\$64,310	\$59,973	2021	\$7,610	\$46,911	\$54,521	\$54,521																												
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						<b>Extra Features</b> CARPORT METAL BUILDING																																																				
<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																																				

Section  
Map Id:  
CA138

Approx.  
Acreage:  
0.1747

Zoned:   
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR  
MDR

Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)



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

Buildings

Images



4/12/2024 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: 04/25/2024 (tc.4557)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 07410**, 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 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 151790000 (1224-21)**

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

**NEXO VANT PROPERTIES LLC**

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 December, which is the **4th day of December 2024**.

Dated this 26th day of April 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 #: 15-1790-000 CERTIFICATE #: 2022-7410

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: August 1, 2004 to and including August 1, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: August 5, 2024

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

August 5, 2024

Tax Account #: **15-1790-000**

1. The Grantee(s) of the last deed(s) of record is/are: **NEXOANT PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY TRUSTEE 1104 N V ST LAND TRUST DATED DECEMBER 17, 2020**

**By Virtue of Warranty Deeds recorded 1/26/2021 in OR 8452/648, 650 and 652**

**ABTRACTOR'S NOTE: WE FIND NO DEATH CERTIFICATE OF PROOF OF DEATH FOR EUGENE C. HUDSON AND WE HAVE HO ADDRESS FOR HIM SO WE HAVE INCLUDED HIM FOR NOTICE PURSUAN TO WARRANTY DEED OR 2893/235.**

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. **Restitution Lien in favor of the United States Distric Court recorded 10/29/2020 – OR 8393/1106**
  - b. **Code Enforcement Order in favor of Escambia County recorded 10/31/2022 – OR 8882/741 together with Cost Order recorded 2/7/2024 – OR 9101/618**
  - c. **Code Enforcement Order in favor of Escambia County recorded 8/28/2019 – OR 8155/112 together with Cost Order recorded 6/26/2024 – OR 9166/808**

4. Taxes:

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

**Tax Account #: 15-1790-000**

**Assessed Value: \$65,970.00**

**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:** DEC 4, 2024

**TAX ACCOUNT #:** 15-1790-000

**CERTIFICATE #:** 2022-7410

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input 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.

**NEXO VANT PROPERTIES LLC TRUSTEE**  
**FOR 1104 N V ST LAND TRUST DATED 12-17-2020**  
**801 NORTHPOINT PARKWAY STE 141**  
**WEST PALM BEACH, FL 33407**

**EUGEN C HUDSON**  
**5208 SARAH DR**  
**PENSACOLA, FL 32503**

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

**FINANCIAL LITIGATION UNIT**  
**U.S. ATTORN'S OFFICE**  
**111 NORTH ADAMS ST 4TH FLOOR**  
**TALLAHASSEE, FL 32301**

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of Aug, 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**

**August 5, 2024**

**Tax Account #:15-1790-000**

## **LEGAL DESCRIPTION EXHIBIT "A"**

**LTS 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 15-1790-000(1224-21)**

541  
7/50  
7/50

28930 235

Form 150  
PRINTED AND FOR SALE  
MAYES PRINTING CO.  
PENSACOLA, FLA.

State of Florida  
Escambia County

## WARRANTY DEED

Know All Men by These Presents: That ANTHONY A. CALABRO and RUBY CALABRO (Deceased)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations  
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto EUGENE C. HUDSON and  
PATRICIA L. HUDSON  
1104 N. "V" St Pensacola, FL 32505  
their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the County of Escambia State of Florida  
to-wit:

Lots 3 and 4, Block 217, West King Tract, according to map of City of Pensacola,  
Escambia County, Florida, copyrighted by Thomas C. Watson in 1906.

D.S. PD. 7/50  
DATE 8-6-90  
JOE A. FLOWERS, COMPTROLLER  
BY: [Signature] D.C.  
CERT. REG. #50-2043328-27-01

FILED  
IN THE  
CLERK'S  
OFFICE  
OF  
ESCAMBIA  
COUNTY  
FLA.  
AUG 6 11 31 AM '90

817712

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

And I covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, the said grantee and their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of July A. D. 1990

Signed, sealed and delivered in the presence of

[Signature]  
[Signature]

Anthony A. Calabro (SEAL)  
ANTHONY A. CALABRO (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

State of Florida  
Escambia County

Before the subscriber personally appeared ANTHONY A. CALABRO

known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 23rd day of July 1990

This instrument was prepared by:  
Eugene C. Hudson

Address Pensacola, Florida

[Signature] Notary Public  
My commission expires March 6, 1992

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 17<sup>TH</sup> day of December 2020, by and between Ronald Hudson a Single man having a mailing 6208 Sarah Dr, Pensacola, FL 32505 hereinafter the Grantor and Nexovant Properties, LLC a Florida Limited Liability Company, Trustee 1104 N V St Land Trust dated December 17, 2020, 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:

**Lot 3 and 4, Block 217, West King Tract, according to map of City of Pensacola, Escambia County, Florida, copyrighted by Thomas C. Watson in 1906**

**a/ka/ 1104 N V St, Pensacola, FL, 32505**

**\*\*\*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 signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra L. Freeman  
Witness Signature

Witness Name: Sandra L. Freeman

Ronald Hudson  
Ronald Hudson

Ronnie Freeman  
Witness Signature

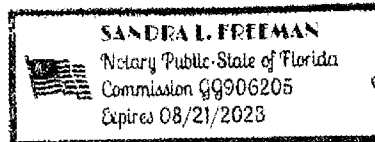
Witness Name: Ronnie Freeman

STATE OF Florida

COUNTY OF ESCA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17<sup>th</sup> day of December, 2020 by Ronald Hudson who is personally known to me or has produced DRIVER LICENSE as identification.

SEAL



Sandra L. Freeman  
Notary Public

Sandra L. Freeman  
Printed Notary Name

My commission expires: 8-21-23

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 17<sup>TH</sup> day of December 2020, by and between Brian Hudson a Single man having a mailing 6208 Sarah Dr, Pensacola, FL 32505 hereinafter the Grantor and Nexovant Properties, LLC a Florida Limited Liability Company, Trustee 1104 N V St Land Trust dated December 17, 2020, 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:

**Lot 3 and 4, Block 217, West King Tract, according to map of City of Pensacola, Escambia County, Florida, copyrighted by Thomas C. Watson in 1906**

**a/ka/ 1104 N V St, Pensacola, FL, 32505**

**\*\*\*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 signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra L. Freeman  
Witness Signature SANDRA L. FREEMAN

Witness Name: SANDRA L. FREEMAN

Brian Hudson  
Brian Hudson

Ronnie Freeman  
Witness Signature

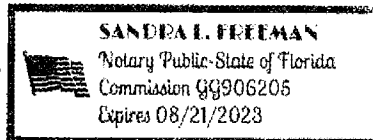
Witness Name: Ronnie Freeman

STATE OF Florida

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of December, 2020 by Brian Hudson who is personally known to me or has produced Driver License as identification.

SEAL



Sandra L. Freeman  
Notary Public  
SANDRA L. FREEMAN  
Printed Notary Name

My commission expires:

8-21-23

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 17<sup>th</sup> day of December 2020, by and between Angela Elms a Single Woman having a mailing 6208 Sarah Dr, Pensacola, FL 32505 hereinafter the Grantor and Nexovant Properties, LLC a Florida Limited Liability Company, Trustee 1104 N V St Land Trust dated December 17, 2020, 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:

**Lot 3 and 4, Block 217, West King Tract, according to map of City of Pensacola, Escambia County, Florida, copyrighted by Thomas C. Watson in 1906**

**a/ka/ 1104 N V St, Pensacola, FL, 32505**

**\*\*\*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 signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra L. Freeman  
Witness Signature

Witness Name: Sandra L. Freeman

Angela Elms  
Angela Elms

Ronnie Freeman  
Witness Signature

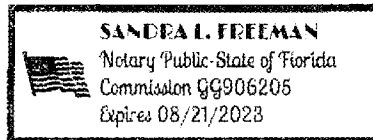
Witness Name: Ronnie Freeman

STATE OF Florida

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17<sup>th</sup> day of December, 2020 by Angela Elms who is personally known to me or has produced Driver License as identification.

SEAL



Sandra L. Freeman  
Notary Public

Sandra L. Freeman  
Printed Notary Name

My commission expires: 8-21-23



DEPARTMENT OF JUSTICE

NOTICE OF LIEN FOR FINE AND/OR RESTITUTION IMPOSED  
PURSUANT TO THE ANTI-TERRORISM AND EFFECTIVE DEATH  
PENALTY ACT OF 1996

UNITED STATES ATTORNEY'S OFFICE FOR  
THE NORTHERN DISTRICT OF FLORIDA

CDCS NUMBER: 2020A43219

NOTICE is hereby given of a lien against the property of the defendant named below. Pursuant to Title 18, United States Code, § 3613(c), a fine or an order of restitution imposed pursuant to the provisions of Subchapter C of Chapter 227 is a lien in favor of the United States upon all property belonging to the person fined or ordered to pay restitution. Pursuant to § 3613(d), a notice of lien shall be considered a notice of lien for taxes for the purposes of any State or local law providing for the filing of a tax lien. The lien arises at the time of the entry of judgment and continues until the liability is satisfied, remitted, or set aside, or until it becomes unenforceable pursuant to § 3613(b).

NAME OF DEFENDANT: Angela K. Elms  
RESIDENCE: Pensacola, Florida 32503

COURT IMPOSING JUDGMENT: United States District Court for the Northern District of Florida

AMOUNT OF FINE/RESTITUTION: \$70,927.00

COURT NUMBER: 3:19CR152

DATE OF JUDGMENT: May 19, 2020

RATE OF INTEREST: Interest to be charged pursuant to 18 U.S.C. § 3612(f)

If payment becomes past due, possible penalties totaling up to 25% of the principal amount past due may arise. 18 U.S.C. § 3612(g).

**IMPORTANT RELEASE INFORMATION:** With respect to the lien listed above, this notice shall operate as a certificate of release pursuant to Title 18, United States Code, Section 3613(b), by operation of law.

PLACE OF FILING: Escambia County Clerk of Court  
190 Government Center, Rm 23001  
Pensacola, FL 32503

RETURN ADDRESS: Financial Litigation Unit  
U. S. Attorney's Office  
111 North Adams Street, 4<sup>th</sup> Floor  
Tallahassee, Florida 32301

This notice was signed at Tallahassee, Florida on the 29 of October, 2020.

  
Steve Butler  
Assistant United States Attorney

Recorded in Public Records 10/31/2022 12:43 PM OR Book 8882 Page 741,  
Instrument #2022106642, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

Recorded in Public Records 10/31/2022 9:51 AM OR Book 8882 Page 77,  
Instrument #2022106474, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

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

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE22083106I  
LOCATION: 1104 N V ST  
PR#: 000S009060003217

VS.

NEXOANT PROPERTIES LLC  
TRUSTEE FOR, 1104 N V ST  
LAND TRUST 12-17-2020  
801 NORTHPOINT PARKWAY  
STE 141  
WEST PALM BEACH, FL 33407

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent(s) or representative thereof, None,  
as well as evidence submitted, and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinances has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

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

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

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structures - 30-203 (O) Roof

Page 1 Of 4

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBAGEHE-BEHCFH-E Page 1 of 4



**Unsafe Structures - 30-203 (T) Windows in bad repair**

**Unsafe Structures - 30-203 (DD) Structural elements unmaintained**

**Unsafe Structure - 30-203 (CC) Accessory structure unmaintained**

**Sec. 82-171. Solid Waste - Mandatory Collection**

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until  
**11/8/2022** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

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

**Obtain building permit and restore structure to current building codes or, obtain  
demolition permit and remove the structure(s), legally disposing of all debris.**

**Remove all outdoor storage from the property. Store indoor items in a garage, shed  
or dwelling.**

**Subscribe for residential waste collection with a legal waste collection service and  
comply with solid waste disposal methods**

*If Respondent(s) fail to fully correct the violation(s) within the time required,*  
Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **11/9/2022**.  
This fine shall continue until the violation(s) is/are abated and the violation(s) brought  
into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED,**  
immediately upon full correction of the violation(s), to contact the Escambia County  
Office of Environmental Enforcement in writing to request that the office immediately  
inspect the property to make an official determination of whether the violation(s)  
has/have been abated and brought into compliance. If the violation(s) is/are not abated

within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

Unique Code : BAA-CACABGBCBEEJFA-BCADD-CACCBAGEHE-BEHCFH-E Page 4 of 4

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

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

**DONE AND ORDERED** in Escambia County, Florida on this 25th day of October, 2022.



John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 2/7/2024 10:28 AM OR Book 9101 Page 584,  
Instrument #2024009416, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No: CE220831081  
Location: 1104 N V ST  
PR #: 000S009060003217

NEXOANT PROPERTIES  
LLC TRUSTEE FOR, 1104 N V  
ST LAND TRUST 12-17-2020  
801 NORTHPOINT PARKWAY  
STE 141  
WEST PALM BEACH, FL  
33407

Cost Order

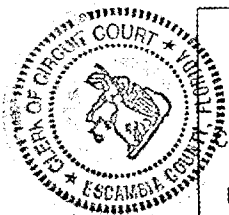
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 10/25/2022.

Itemized Cost		
Daily fines	\$18,600.00	\$50.00 Per Day From: <u>11/09/2022</u> To: <u>11/16/2023</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$9,135.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

**Total: \$27,985.00**

DONE AND ORDERED at Escambia County, Florida on February 6<sup>th</sup> 2024



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: [Signature] D.C.  
DATE: 2.7.2024

John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 8/28/2019 12:56 PM OR Book 8154 Page 1700,  
Instrument #2019075518, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

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

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE19041510N  
LOCATION: 503 CHASEVILLE ST  
PR#: 372S301001002003

VS.

BEELER, NORMA F EST OF  
6523 SKYLINE DRIVE  
MILTON, FL 32570

MCPHERSON, RHONDA  
6523 SKYLINE DRIVE  
MILTON, FL 32570

BEELER, JAMES PAUL  
503 CHASEVILLE ST  
PENSACOLA, FL 32507

RESPONDENT

ORDER

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

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described

- 
- 
- ☒ 42-196 (d) Overgrowth



☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)

☐ (a) ☒ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☒ (n) ☐ (o) ☒ (p)

☐ (q) ☒ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☐ (dd)

☐ 94-51 Obstruction of County Right-of-Way (ROW)

☐ 82-171 Mandatory Residential Waste Collection

☐ 82-15 Illegal Burning

☐ 82-5 Littering Prohibited

☐ LDC Chapter 3 Commercial in residential and non-permitted use

☐ LDC Chapter 2 Article 3 Land Disturbance without permits

☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row

☐ LDC Sec 4-7.9 Outdoor Storage \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until \* see below, 20\_\_ to correct the violation and to bring the violation into compliance.

\* October 26, 2019 as to 42-196 violations

Corrective action shall include:

\* December 25, 2019 as to 30-203 violations

☐

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☐ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

\* October 27 2019 as to 42-196 violations

\* December 26 as to 30-203 violations

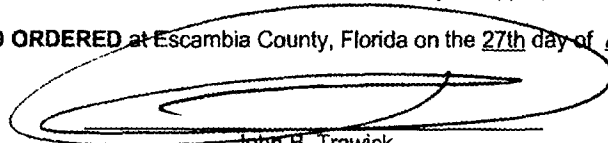
If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10.00 per day, commencing \* See above, 20 . This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$ 235.00 are awarded in favor of Escambia County as the prevailing party against BEELER, NORMA F EST OF.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

**DONE AND ORDERED** at Escambia County, Florida on the 27th day of August, 2019.

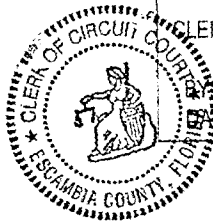


John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA

*Naimy Coppage* D.C.  
08/28/2019



Recorded in Public Records 6/26/2024 9:40 AM OR Book 9166 Page 786,  
Instrument #2024048842, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

Case No: CE19041510N.  
Location: 503 CHASEVILLE ST  
PR #: 372S301001002003

vs.

NEXOANT PROPERTIES LLC MCPHERSON, RHONDA  
TRUSTEE FOR CHASEVILLE 6523 SKYLINE DRIVE  
ST LAND TRUST 5-27-22 50% MILTON, FL 32570  
INT, BEELER JAMES 50 % INT  
503 CHASEVILLE ST  
PENSACOLA, FL 32507

BEELER, JAMES PAUL  
503 CHASEVILLE ST  
PENSACOLA, FL 32507

Cost Order

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

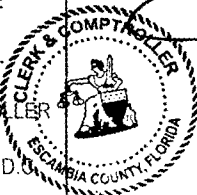
Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 8/27/2019.

Itemized Cost		
Daily fines	<del>\$13,390.00</del>	\$10.00 Per Day From: <u>10/27/2019</u> To: <u>06/27/2023</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$4,990.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

Total: ~~\$18,615.00~~ \$5,225.00

DONE AND ORDERED at Escambia County, Florida on June 25 2024

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: [Signature]  
DATE: 6-26-2024



[Signature]  
John B. Frawick  
Special Magistrate  
Office of Environmental Enforcement

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 07410 of 2022**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NEXOANT PROPERTIES LLC  
TRUSTEE FOR 1104 N V ST LAND TRUST  
801 NORTHPOINT PARKWAY STE 141  
WEST PALM BEACH, FL 33407

EUGENE C HUDSON  
5208 SARAH DR  
PENSACOLA, FL 32503

FINANCIAL LITIGATION UNIT  
U.S. ATTORNEY'S OFFICE  
111 NORTH ADAMS ST 4TH FLOOR  
TALLAHASSEE, FL 32301

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

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

WITNESS my official seal this 17th day of October 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 07410**, 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 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 151790000 (1224-21)**

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

**NEXOANT PROPERTIES LLC**

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 December, which is the **4th day of December 2024**.

Dated this 21st day of October 2024.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

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Post Property:

1104 N V ST 32505



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 December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 07410**, 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 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 151790000 (1224-21)**

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

**NEXOANT PROPERTIES LLC**

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 December, which is the **4th day of December 2024**.

Dated this 21st day of October 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.

### Personal Services:

**NEXOANT PROPERTIES LLC**

**TRUSTEE FOR 1104 N V ST LAND TRUST**

**801 NORTHPOINT PARKWAY STE 141  
WEST PALM BEACH, FL 33407**

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



By:  
Emily Hogg  
Deputy Clerk

# PALM BEACH COUNTY SHERIFF'S OFFICE ORIGINAL RETURN

1224-21

Court: CIRCUIT  
Case No.: 07410  
County: ESCAMBIA

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NEXOANT PROPERTIES LLC TRUSTEE FOR 1104 N V  
ST LAND TRUST

801 NORTHPOINT PARKWAY  
STE 141  
WEST PALM BEACH, FL 33407

FILED IN CLERK'S OFFICE, FL

2024 NOV 12 P 1:51

FILED IN CLERK'S OFFICE, FL

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ESCAMBIA COUNTY - TAX  
DEEDS  
221 PALAFOX PLACE  
SUITE 110  
PENSACOLA, FL 32502

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NOTICE OF APPLICATION  
FOR TAX DEED WITH  
WARNING AND COPY

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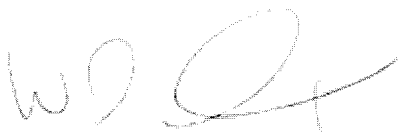
IN RE: NEXOANT PROPERTIES LLC

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N/A

Received this Writ on October 30, 2024 at 10:54 AM and served the same on the within named defendant at **12:30 PM** on **October 31, 2024**, in Palm Beach County, Florida, a true copy of this Writ, endorsed thereon by me, Willie Dieujuste by Service to person in representative capacity / designated recipient of process/records custodian/parent or guardian of a minor, to wit: **CRIS RAMIREZ as DESIGNATED EMPLOYEE.**

By:  
Willie Dieujuste 6530



## WARNING

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 07410**, 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 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 151790000 (1224-21)**

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

**NEXOANT PROPERTIES LLC**

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 December, which is the **4th day of December 2024**.

Dated this 21st day of October 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.

### Personal Services:

**NEXOANT PROPERTIES LLC**

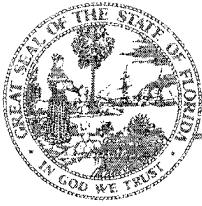
TRUSTEE FOR 1104 N V ST LAND  
TRUST

801 NORTHPOINT PARKWAY STE 141  
WEST PALM BEACH, FL 33407

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 24, 2024

Palm Beach County Sheriff  
Attn: Civil Division  
PO Box 24681  
West Palm Beach FL 33416

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our December 4, 2024 Tax Deed Sale. Please serve the persons indicated on each of the notices. If you are unable to make service, please post the notice in a conspicuous place at the address provided. This service must take place no later than November 13, 2024 in order to comply with Florida Statutes.

Please find the check enclosed for payment of these services. **PLEASE CONTACT ME** at 850-595-3793 or ehogg@escambiaclerk.com if you have any questions or problems with the requested service. Thank you for your assistance and have a great day.

Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

By:

  
Emily Hogg, Deputy Clerk

/eh

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1224-21

**Document Number:** ECSO24CIV037071NON

**Agency Number:** 25-000759

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 07410 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: NEXO VANT PROPERTIES LLC

**Defendant:**

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

Received this Writ on 10/25/2024 at 9:33 AM and served same at 10:45 AM on 10/29/2024 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: \_\_\_\_\_

*C Davis 927*

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

## 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 **December 4, 2024**, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 07410**, 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 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 151790000 (1224-21)**

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**NEXOANT PROPERTIES LLC**

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 December, which is the **4th day of December 2024**.

Dated this 21st day of October 2024.

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

### Post Property:

1104 N V ST 32505



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2024 OCT 23 10 30 AM  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
CIVIL UNIT

NEXO VANT PROPERTIES LLC  
[1224-21]  
TRUSTEE FOR 1104 N V ST LAND TRUST  
801 NORTHPOINT PARKWAY STE 141  
WEST PALM BEACH, FL 33407

**9171 9690 0935 0129 1076 94**

EUGENE C HUDSON [1224-21]  
5208 SARAH DR  
PENSACOLA, FL 32503

**9171 9690 0935 0129 1076 87**

FINANCIAL LITIGATION UNIT  
[1224-21]  
U.S. ATTORNEY'S OFFICE  
111 NORTH ADAMS ST 4TH FLOOR  
TALLAHASSEE, FL 32301

**9171 9690 0935 0129 1076 70**

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [1224-21]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

**9171 9690 0935 0129 1076 63**

ESCAMBIA COUNTY OFFICE OF CODE  
ENFORCEMENT [1224-21]  
ESCAMBIA CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

**9171 9690 0935 0129 1076 25**

*Sheriff served  
Employee*

**CERTIFIED MAIL™**

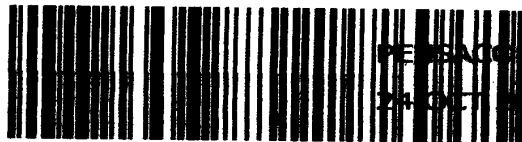
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

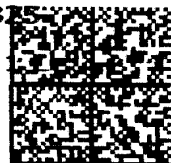
Pensacola, FL 32502



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24 OCT 2024 PM 1:24



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

10/24/2024 ZIP 32502  
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**US POSTAGE**

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
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EUGENE C HEDSON [1224-21]

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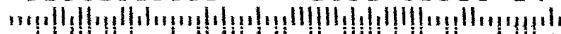
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BC: 32502583335

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# 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 ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 07410, 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 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W  
TAX ACCOUNT NUMBER 151790000 (1224-21)

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

NEXOVANT PROPERTIES LLC

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 December, which is the 4th day of December 2024.

Dated this 24th day of October 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

4WR10/30-11/20TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7499  
Order Date: 10/25/2024  
Number Issues: 4  
Pub Count: 1  
First Issue: 10/30/2024  
Last Issue: 11/20/2024  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly: 10/30/2024, 11/6/2024, 11/13/2024, 11/20/2024

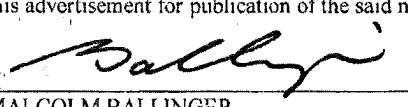
Emily Hogg, Deputy Clerk  
First Judicial Circuit, Escambia County  
190 W. Government St.  
Pensacola FL 32502  
USA

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

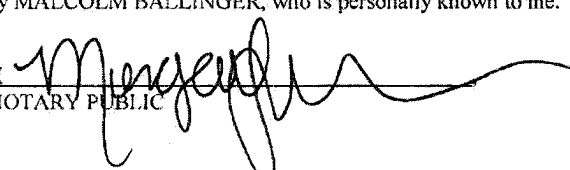
## 2022 TD 07410 ASSEMBLY TAX 36 LLC – Nexovant Properties LLC

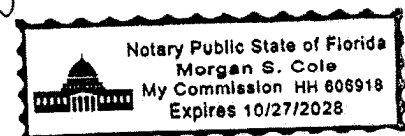
was published in said newspaper in and was printed and released from 10/30/2024 until 11/20/2024 for a consecutive 4 weeks.

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 11/20/2024, 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
15-1790-000	06		000S009060003217

PROPERTY ADDRESS:

1104 N V ST

EXEMPTIONS:

NEXOANT PROPERTIES LLC TRUSTEE FOR 1104 N V  
ST  
LAND TRUST 12-17-2020  
801 NORTHPOINT PARKWAY STE 141  
WEST PALM BEACH, FL 33407

**PRIOR YEAR(S) TAXES OUTSTANDING**

22/7410

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	8,795	0	8,795	58.19
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	11,274	0	11,274	19.75
BY STATE LAW	3.0950	11,274	0	11,274	34.89
WATER MANAGEMENT	0.0218	8,795	0	8,795	0.19
SHERIFF	0.6850	8,795	0	8,795	6.02
M.S.T.U. LIBRARY	0.3590	8,795	0	8,795	3.16
ESCAMBIA CHILDRENS TRUST	0.4043	8,795	0	8,795	3.56

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$125.76

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LTS 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138	FP FIRE PROTECTION		15.03
NON-AD VALOREM ASSESSMENTS			\$15.03

**Pay online at EscambiaTaxCollector.com**

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

**COMBINED TAXES AND ASSESSMENTS \$140.79**

If Paid By Please Pay	Dec 31, 2024 \$136.57	Jan 31, 2025 \$137.97	Feb 28, 2025 \$139.38	Mar 31, 2025 \$140.79
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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

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

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Dec 31, 2024 136.57
AMOUNT IF PAID BY	Jan 31, 2025 137.97
AMOUNT IF PAID BY	Feb 28, 2025 139.38
AMOUNT IF PAID BY	Mar 31, 2025 140.79
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

#### ACCOUNT NUMBER

15-1790-000

#### PROPERTY ADDRESS

1104 N V ST

NEXOANT PROPERTIES LLC TRUSTEE FOR  
1104 N V ST  
LAND TRUST 12-17-2020  
801 NORTHPOINT PARKWAY STE 141  
WEST PALM BEACH, FL 33407

**PRIOR YEAR(S) TAXES  
OUTSTANDING**

1 151790000 2024 2

**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 # 007410 of 2022 Date 12/4/2024  
 Name KATERYNA SINKEYVCH**

**Cash Summary**

Cash Deposit	\$680.00 .
Total Check	\$13,057.70
Grand Total	\$13,737.70

Purchase Price (high bid amount)	\$13,600.00	Total Check	\$13,057.70
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$95.20	Adv Doc. Stamps	\$95.20
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$4,760.29	Postage	\$41.00
		Researcher Copies	\$0.00
- postage	\$41.00		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$4,719.29	Registry of Court	\$4,719.29
Purchase Price (high bid)	\$13,600.00		
-Registry of Court	\$4,719.29	Overbid Amount	\$8,839.71
-advance recording (for mail certificate)	\$18.50		
-postage	\$41.00		
-Researcher Copies	\$0.00		
= Overbid Amount	\$8,839.71		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
 Deputy Clerk

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

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




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

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

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

**Case # 2022 TD 007410  
 Sold Date 12/4/2024  
 Name KATERYNA SINKEVYCH**

RegistryOfCourtT = TAXDEED	\$4,719.29
overbidamount = TAXDEED	\$8,839.71
PostageT = TD2	\$41.00
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$95.20
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 <a href="#">VIEW IMAGES</a>
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 007410	
4/29/2024	TD83	TAX COLLECTOR CERTIFICATION	
4/29/2024	TD84	PA INFO	
4/29/2024	TD84	NOTICE OF TDA	
4/30/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024030743	
8/21/2024	TD82	PROPERTY INFORMATION REPORT	
10/24/2024	TD81	CERTIFICATE OF MAILING	
10/25/2024	CheckMailed	CHECK PRINTED: CHECK # 900037821 - - REGISTRY CHECK	
11/1/2024	CheckVoided	CHECK (CHECKID 137932) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
11/1/2024	CheckMailed	CHECK PRINTED: CHECK # 900037851 - - REGISTRY CHECK	
11/13/2024	TD84	OUT OF COUNTY SHERIFF'S RETURN OF SERVICE	
11/14/2024	TD84	SHERIFF'S RETURN OF SERVICE	
11/18/2024	TD84	CERTIFIED MAIL TRACKING / RETURN MAIL	
11/22/2024	TD84	PROOF OF PUBLICATION	
12/3/2024	TD84	2024 TAX BILL	

**FEEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
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4/29/2024 10:37:53 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/29/2024 10:37:52 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
4/29/2024 10:37:53 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
4/29/2024 10:37:54 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
4/29/2024 10:40:11 AM	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
4/30/2024 10:00:52 AM	2024030743	ASSEMBLY TAX 36 LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
11/1/2024 9:53:03 AM	Check (outgoing)	101942432	BALLINGER PUBLISHING	PO BOX 12665	200.00	900037851 CLEARED ON 11/1/2024
10/25/2024 9:51:56 AM	Check (outgoing)	101940608	PALM BEACH COUNTY SHERIFF	ATTN: CIVIL DIVISION	40.00	900037821 CLEARED ON 10/25/2024
4/30/2024 10:00:52 AM	Deposit	101889479	ASSEMBLY TAX 36 LLC		320.00	Deposit
<b>Deposited</b>			<b>Used</b>		<b>Balance</b>	
320.00			8,640.00		-8,320.00	

# 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 business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
12/04/2024	2022 TD 00741	000S00								0.00	\$95.20	\$13,057.70	07410	Royal Palms Rent	16297 N Shore Dr
12/04/2024	2022 TD 00723	000S00								0.00	\$146.30	\$20,043.80	07234	Dadamia LLC	P O Box 40476 N
12/04/2024	2022 TD 00714	000S00								0.00	\$140.00	\$19,182.50	07148	VIET VAN NGUYE	2023 E YONGE S
12/04/2024	2022 TD 00684	000S00								0.00	\$786.10	\$107,513.60	06842	George B and Irer	8878 scenic Hwy
12/04/2024	2022 TD 00498	101S32								0.00	\$329.70	\$45,117.20	04982	Jamie Poole	2501 Beverley Ave
12/04/2024	2022 TD 00402	251S31								0.00	\$140.70	\$19,278.20	04027	Master Painting &	15315 Harrowgate
12/04/2024	2022 TD 00155	421S30								0.00	\$208.60	\$28,561.10	01559	Jay Bennett	7051 MCMANUS :
12/04/2024	2022 TD 00119	271S30								0.00	\$72.80	\$9,995.30	01191	Dennis J. Echols	6513 Mint Julep Tr
12/04/2024	2022 TD 00011	091S25								0.00	\$49.70	\$6,837.20	00119	Farag Hannalla	7791 untreiner Ave
12/04/2024	2021 TD 00599	326N31								0.00	\$73.50	\$10,091.00	05996	Clear Westview LI	1001 Avenida Picc

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2022 TD 007410

Result Date: 12/04/2024

Title Information:

Name: Royal Palms Rentals LLC

Address1: 16297 N Shore Dr

Address2:

City: Pensacola

State: FL

Zip: 32507

Cancel

Update

?

Page 1 of 1

View 1 - 10 of 10

TOTALS: Items Count: 10 Balance: \$277,210.00 Clerk Fees: \$0.00 Rec Fees: \$425.00 Doc Stamps: \$2,042.80 Total Due: \$279,677.80

80926

Kateryna Sinkovych

\$13,600.00

Deposit

\$ 680.00

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024092444 12/9/2024 4:23 PM  
OFF REC BK: 9242 PG: 606 Doc Type: COM  
Recording \$18.50

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 07410 of 2022**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NEXOANT PROPERTIES LLC  
TRUSTEE FOR 1104 N V ST LAND TRUST  
801 NORTHPOINT PARKWAY STE 141  
WEST PALM BEACH, FL 33407

EUGENE C HUDSON  
5208 SARAH DR  
PENSACOLA, FL 32503

FINANCIAL LITIGATION UNIT  
U.S. ATTORNEY'S OFFICE  
111 NORTH ADAMS ST 4TH FLOOR  
TALLAHASSEE, FL 32301

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

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

WITNESS my official seal this 17th day of October 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 07410, 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 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W  
TAX ACCOUNT NUMBER 151790000 (1224-21)

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

NEXOANT PROPERTIES LLC

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 December, which is the 4th day of December 2024.

Dated this 24th day of October 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

4WR10/30-11/20TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7499  
Order Date: 10/23/2024  
Number Issues: 4  
Pub Count: 1  
First Issue: 10/30/2024  
Last Issue: 11/20/2024  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly: 10/30/2024, 11/6/2024, 11/13/2024, 11/20/2024

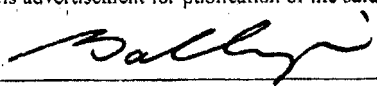
Emily Hogg, Deputy Clerk  
First Judicial Circuit, Escambia County  
190 W. Government St.  
Pensacola FL 32502  
USA

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 07410 ASSEMBLY TAX 36 LLC - Nexovant Properties LLC

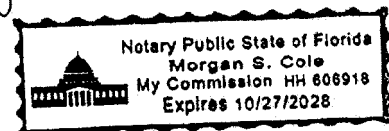
was published in said newspaper in and was printed and released from 10/30/2024 until 11/20/2024 for a consecutive 4 weeks.

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 11/20/2024, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC





Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024092445 12/9/2024 4:24 PM  
OFF REC BK: 9242 PG: 608 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$95.20

Tax deed file number 1224-21

Parcel ID number 000S009060003217

## TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 07410 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 4th day of December 2024, the land was offered for sale. It was sold to **Royal Palms Rentals LLC**, 16297 N Shore Dr Pensacola FL 32507, who was the highest bidder and has paid the sum of the bid as required by law.

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

**Description of lands: LTS 3 4 BLK 217 WEST KING TRACT OR 8452 P 648 OR 8452 P 650 OR 8452 P 652 CA 138 SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**\*\* Property previously assessed to: NEXOANT PROPERTIES LLC**

On 4th day of December 2024, in Escambia County, Florida, for the sum of ( \$13,600.00) THIRTEEN THOUSAND SIX HUNDRED AND 00/100 Dollars, the amount paid as required by law.

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

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

Pam Childers  
Clerk of Court and Comptroller  
Escambia County, Florida



On this 4th day of December, 2024, before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid



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

Tax Certificate #

2022 TD 007410

Account #

151790000

Property Owner

Nexavant Properties LLC

Property Address

1104 N. V St. 32505

SOLD TO:

Kateryna Sinkovych \$13,600.00

Disbursed to/for:

Amount Pd:

Registry Balance:

Recording Fees (from TXD receipt)

\$123.70 ✓

\$

Clerk Registry Fee (fee due clerk tab) Fee Code: OR860

\$150.10 ✓

\$

Tax Collector Fee (from redeem screen)

\$6.25 ✓

\$

Certificate holder/taxes &amp; app fees

\$4,576.47 ✓

\$

Refund High Bidder unused sheriff fees

\$40.00 ✓

\$

Additional taxes 2024

\$136.57 ✓

\$8,689.61

Postage final notices

\$

\$

CODE ENF

\$8,689.61

\$

\$

\$

\$

\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Lien Information:

2019 CODE ENF 8155/112 (19CLO75107)

Due \$ 5367.00

Paid \$ 5367.00

2020 DEPT OF JUSTICE 8213/1106 (see notes)

Due \$

Paid \$

2022 CODE ENF 8882/141 (22CLO6642)

Due \$ 28109.00

Paid \$ 3352.61

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

Post sale process:

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 &amp; app fees

Request check for any unused sheriff fees to high bidder

Determine government liens of record/ amounts due

Print Final notices to all lienholders/owners

Request check for postage fees for final notices

Record Tax Deed/Certificate of Mailing

Copy of Deed for file and to Tax Collector

Notes:

NEXAVANT TOOK  
TIME 1/26/2021



W19

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

**CODE ENFORCEMENT LIEN PAYOFF**

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

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

Official Records Book: 8155

Page: 112

[View Image](#)

Start Date 10/27/2019



Court Cost 235.00

Recording Fees 108.00

Copies 10.00

Certified Abatement Costs 4,990.00

Fine Per Day \$0.00

Date Of Payoff 6/27/2023



2019 CL 075617 / 503 CHASEVILLE / CE19041510N  
ALSO 8154/1700, COST ORDER 9166/786 AND 9166/808

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$0.00	1339	\$0.00	\$235.00	\$118.00	\$10.00	\$7.00	\$7.00	\$4,990.00	\$5,367.00

*pd*

*HEXOYANT  
TOOK TIME  
2022*



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

**CODE ENFORCEMENT LIEN PAYOFF**

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

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

Official Records Book: 8882

Page: 741

[View Image](#)

Start Date 11/09/2022

Court Cost 250.00

Recording Fees 91.00

Copies 9.00

Certified Abatement Costs 9,135.00

Fine Per Day \$50.00

Date Of Payoff 11/16/2023

2022 CL 106642  
CE22083106I  
1104 N V ST  
ALSO 8882/77, 9101/584 AND 9101/618

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$50.00	372	\$18,600.00	\$250.00	\$100.00	\$10.00	\$7.00	\$7.00	\$9,135.00	\$28,109.00

partial pmt.  
3322.61

hexonant  
took time  
12/2020

## **Mylanda Johnson (COC)**

---

**From:** Mylanda Johnson (COC)  
**Sent:** Tuesday, December 10, 2024 10:21 AM  
**To:** Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; Chinnia M. Moore; DeLana Allen-Busbee (COC); Heather Mahoney (COC); Katherine Williams; Nichole Allen (COC); Stacey W. Coker; Terrance D. Davis  
**Cc:** Emily Hogg (COC)  
**Subject:** 1104 N V St / CE22083106I (Tax deed case 2022TD07410)

The property at 1104 N. V. Street sold at tax deed auction to: Royal Palms Rentals LLC, 16297 N Shore Dr, Pensacola FL 32507.

Kateryna Sinkevych may reach out to you to request relief.

We applied surplus funds as follows.

\$28,109.00 total due

We applied a partial payment of \$3,322.61

(\$250.00 court costs, \$100.00 recording fees, \$2,972.61 towards abatement costs)

Recorded in Public Records 10/31/2022 12:43 PM OR Book 8882 Page 741,  
Instrument #2022106642, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

Recorded in Public Records 10/31/2022 9:51 AM OR Book 8882 Page 77,  
Instrument #2022106474, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50

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

**PETITIONER  
ESCAMBIA COUNTY FLORIDA,**

**CASE NO: CE22083106I  
LOCATION: 1104 N V ST  
PR#: 000S009060003217**

**VS.**

**NEXOANT PROPERTIES LLC  
TRUSTEE FOR, 1104 N V ST  
LAND TRUST 12-17-2020  
801 NORTHPOINT PARKWAY  
STE 141  
WEST PALM BEACH, FL 33407**

**RESPONDENT(S)**

HCFH-E Page 1 of 4



**Mylanda Johnson**

Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto: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](http://www.EscambiaClerk.com)

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

ANGELA HELMS  
TOOK INTEREST  
VIA PROBATE  
WCPONUS

Jan 2021  
RECORDED  
BEFORE SHE  
TOOK TITLE

SAME  
A. HELMS?



DEPARTMENT OF JUSTICE

NOTICE OF LIEN FOR FINE AND/OR RESTITUTION IMPOSED  
PURSUANT TO THE ANTI-TERRORISM AND EFFECTIVE DEATH  
PENALTY ACT OF 1996

UNITED STATES ATTORNEY'S OFFICE FOR  
THE NORTHERN DISTRICT OF FLORIDA

CDCS NUMBER: 2020A43219

NOTICE is hereby given of a lien against the property of the defendant named below. Pursuant to Title 18, United States Code, § 3613(c), a fine or an order of restitution imposed pursuant to the provisions of Subchapter C of Chapter 227 is a lien in favor of the United States upon all property belonging to the person fined or ordered to pay restitution. Pursuant to § 3613(d), a notice of lien shall be considered a notice of lien for taxes for the purposes of any State or local law providing for the filing of a tax lien. The lien arises at the time of the entry of judgment and continues until the liability is satisfied, remitted, or set aside, or until it becomes unenforceable pursuant to § 3613(b).

NAME OF DEFENDANT: Angela K. Elms  
RESIDENCE: Pensacola, Florida 32503  
COURT IMPOSING JUDGMENT: United States District Court for the Northern District of Florida  
AMOUNT OF FINE/RESTITUTION: \$70,927.00  
COURT NUMBER: 3:19CR152  
DATE OF JUDGMENT: May 19, 2020  
RATE OF INTEREST: Interest to be charged pursuant to 18 U.S.C. § 3612(f)

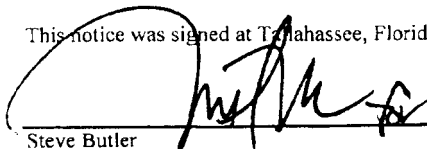
If payment becomes past due, possible penalties totaling up to 25% of the principal amount past due may arise. 18 U.S.C. § 3612(g).

IMPORTANT RELEASE INFORMATION: With respect to the lien listed above, this notice shall operate as a certificate of release pursuant to Title 18, United States Code, Section 3613(b), by operation of law.

PLACE OF FILING: Escambia County Clerk of Court  
190 Government Center, Rm 23001  
Pensacola, FL 32503

RETURN ADDRESS: Financial Litigation Unit  
U. S. Attorney's Office  
111 North Adams Street, 4<sup>th</sup> Floor  
Tallahassee, Florida 32301

This notice was signed at Tallahassee, Florida on the 29 of October, 2020.

  
Steve Butler  
Assistant United States Attorney

20 YRS

<u>ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT</u>	2019 CL 075617, AGAINST 503 CHASEVILLE ST (CE19041510N) NAMES ON LIEN NORMA BEELER, RHONDA MCPHERSON, JAMES BEELER, COST ORDER ADDED NEXOANT PROPERTIES IN 6/26/2024 - 9166/808 AND 9166/786 (NEXOANT TOOK TITLE TO CHASEVILLE 5/27/2022)	Yes
<u>FINANCIAL LITIGATION UNIT</u>	(against Angela Elms - she took interest in property via probate 2020 CP 01705 JANUARY 2021) THEN DEEDED HER PORTION TO NEXOANT JAN 26 2021**NOT SURE IF SAME ANGELA ELMS - ALSO RECORDED BEFORE SHE TOOK TITLE) U.S. ATTORNEY'S OFFICE 111 NORTH ADAMS ST 4TH FLOOR TALLAHASSEE, FL 32301	Yes
<u>ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT</u>	(applied payment to \$250.00 court costs, \$100.00 recording and \$2972.61 towards abatement costs) 2022 CL 106642 / CE22083106I AGAINST 1104 N V ST - ALSO 8882/77, COST ORDER 9101/584 AND 9101/618 (NEXOANT TOOK TITLE 12/2020)	Yes



1104 N. VST.

PROBARE. Patricia Hudson

2000 CP WORDS  
- Brian Hudson  
- Ronald Hudson  
- Angela EIMS  
TODAY INTEREST 1/25/2021

DECEDED THEIR PORTION TO NEXANT  
12/17/2020. RECORDED  
AFTER PROBARE DONE 1/20/2021

\*10/29/2020 DEPT OF JUSTICE  
LETTER AGAINST ANGELA EIMS -  
PRIZE TO HER TRADING INTEREST  
IN PROPERTY (SAME A. EIMS?)

\* 8882/741 CODE LATER AGAINST  
PROPERTY 10/31/2020

\* 8/29/2019 CODE LATER AGAINST  
8/55/112

503 CHARSEVILLE. LOMA BEER  
PHONDA HENDERSON. JAMES BEER

COST ORDER. NEXANT. 9/14/808  
4/26/2004

CHARSEVILLE.  
E HENDERSON TO NEXANT SITHU  
JAMES BEER TO NEXANT  
NEXANT TO MICHAEL LINGER  
11/9/2023

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CANCELLATION OF LIEN**

Case No. CE19041510N

The Code Enforcement Special Master Order dated 8/27/2019, created pursuant to Section 30-34(d) of Escambia County Code of Ordinances and recorded as a lien on 8/28/2019 against Est of Norma F Beeler, Rhonda McPherson, James Paul Beeler and Nexovant Properties LLC as trustee for Chaseville St Land Trust , whose address is 503 Chaseville, 32507, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 17<sup>th</sup> day of December, 2024.

Official Records Book/Pg#s: 8155/112, 8154/1700, 9166/786 and 9166/808



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

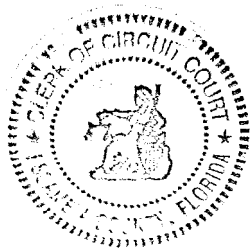
By: \_\_\_\_\_

Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

Given under my hand and official seal this 17<sup>th</sup> day of December, 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

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

Deputy Clerk

Prepared by  
Pam Childers  
Clerk of the Circuit Court