



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0325-11

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	PITTS T L AND SADIE MAE PO BOX 118 FAIRHOPE, AL 36532 1311 W INTENDENCIA ST 15-3316-000 LT 6 BLK 111 MAXENT TRACT CA 103	Certificate #	2022 / 7540
		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)
# 2022/7540	06/01/2022	290.46	14.52	304.98
→Part 2: Total*				304.98

## 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)
# /					
Part 3: Total*					0.00

## 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)	304.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	260.63
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)	940.61

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

+6.25

<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>03/05/2025</u> Signature, Clerk of Court or Designee	

## INSTRUCTIONS

### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

### Clerk of Court (complete Part 5)

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400453

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
15-3316-000	2022/7540	06-01-2022	LT 6 BLK 111 MAXENT TRACT CA 103

I agree to:

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

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

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

04-17-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	000S009080060111					Year	Land	Imprv	Total	Cap Val
Account:	153316000					2023	\$15,000	\$0	\$15,000	\$15,000
Owners:	PITTS T L AND SADIE MAE					2022	\$15,000	\$0	\$15,000	\$14,224
Mail:	PO BOX 118 FAIRHOPE, AL 36532					2021	\$15,000	\$0	\$15,000	\$12,931
Situs:	1311 W INTENDENCIA ST 32502					Disclaimer				
Use Code:	VACANT RESIDENTIAL 🔑					Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2023 Certified Roll Exemptions				
Sales Data						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
None						LT 6 BLK 111 MAXENT TRACT CA 103				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features				
						None				

### Parcel Information

Section Map Id: CA103

Approx. Acreage: 0.0872

Zoned: 🔑

- R-1AA
- R-1AA
- R-1AA
- R-1AA
- R-1AA
- R-1AA
- R-1AA
- R-1AA
- R-1AA

Evacuation & Flood Information

[Open Report](#)

Launch Interactive Map

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

Buildings

Images

None

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:04/30/2024 (tc.7097)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07540**, 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:

**LT 6 BLK 111 MAXENT TRACT CA 103**

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

**TAX ACCOUNT NUMBER 153316000 (0325-11)**

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

**T L PITTS and SADIE MAE PITTS**

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

Dated this 13th day of May 2024.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 15-3316-000 CERTIFICATE #: 2022-7540

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

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

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

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

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

Period Searched: November 20, 2004 to and including November 20, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: November 21, 2024

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

November 21, 2024

Tax Account #: **15-3316-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TITUS L PITTS AND SADIE MAE PITTS**  
**By Virtue of Warranty Deed recorded 6/20/1945 in Deed Book 206/235**
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. **NONE**
4. Taxes:  
  
**Taxes for the year(s) 2021-2023 are delinquent.**  
**Tax Account #: 15-3316-000**  
**Assessed Value: \$16,500.00**  
**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:** MAR 5, 2025

**TAX ACCOUNT #:** 15-3316-000

**CERTIFICATE #:** 2022-7540

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.

**TITUS L PITTS AND  
SADIE MAE PITTS  
PO BOX 118  
FAIRHOPE, AL 36532**

**TITUS L PITTS AND  
SADIE MAE PITTS  
679 INGLESIDE AVE  
FAIRHOPE, AL 36532**

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

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

**PROPERTY INFORMATION REPORT**

**November 21, 2024**

**Tax Account #:15-3316-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 6 BLK 111 MAXENT TRACT CA 103**

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

**TAX ACCOUNT NUMBER 15-3316-000(0325-11)**

## WARRANTY DEED

Mayes' Form D-1  
Printed and For Sale by  
Mayes Printing Company  
Pensacola, Florida  
86329

State of Florida,

BOOK 206 PAGE 235

Escambia County

KNOW ALL MEN BY THESE PRESENTS: THAT Tom Finkley, a widower

for and in consideration of the sum of One dollar and other valuable considerations  
DOLLARS

to be in hand paid by Titus L. Pitts and Sadie Mae Pitts, husband and wife,

the receipt whereof is hereby  
acknowledged, have granted, bargained and sold, and by these presents do ES grant, bargain, sell and convey  
unto the said Titus L. Pitts and Sadie Mae Pitts, husband and wife,  
their heirs and assigns forever, the following described real estate, situate, lying and being in  
County of Escambia State of Florida to-wit:

Lot six (6) in the Block One Hundred and Eleven (111)  
of the Maxent Tract, according to the map of the city  
of Pensacola, Florida, as copyrighted by Thomas C. Watson  
in 1906



Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in  
anywise appertaining: To HAVE AND TO HOLD the above described premises unto the said

Titus L. Pitts and Sadie Mae Pitts, their

heirs and assigns, forever, free from all exemption of homestead right or claim of mine, the said  
grantor if any such right or claim I possess: And I, the said grantor, for  
myself and me heirs, do covenant with the said grantees, their heirs and assigns,  
that I am well seized of the property, and have a good right to convey the same; that it is free  
from any lien or incumbrance in law or equity, and that said grantor shall and will warrant and by these  
presents forever defend the said premises unto the said grantees, their heirs and assigns, against the  
lawful claims of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this  
20th day of June 19 45

Signed, sealed and delivered in the presence of

Mrs. E. Mae Pitts

Rev. G. J. Gifford

Tom Finkley

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida  
County of Escambia

This day, before the undersigned personally appeared Tom Finkley, a widower

to me well known to be the individual ... described in and who executed the foregoing Deed of Conveyance, and acknowledged that he executed the same for the uses and purposes therein expressed, and the said \_\_\_\_\_ wife of the said \_\_\_\_\_ upon a private examination by me, \_\_\_\_\_ held separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily and without fear or apprehension, compulsion or constraint, of or from her said husband, and for the purpose of relinquishing, renouncing and conveying all her rights of whatsoever kind in and to said \_\_\_\_\_

property.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Court, at Tallahassee, this 14th day of May, 1930.

CLERK

STATE OF FLORIDA AT LARGE

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 20th day of June, A. D., 1945

Notary Public, State of Florida at Large  
My commission expires March 22, 1949.  
Bonded by American Surety Co. of N. Y.

Mayes' Form D-1

*State of Florida*

COUNTY

TC

# Warranty Deed

RECEIVED this ..... day  
of ..... A. D., 19.....  
at ..... o'clock ..... M.  
and Recorded in Volume ..... Page .....  
the ..... day of ..... 19.....

By \_\_\_\_\_, D.C.  
Clerk Circuit Court.  
Maxes Printing Company, Pensacola, Florida



FILED FOR RECORD  
LANDLEY BELL  
BLERX CIRCUIT COURT  
SOUTHERN DISTRICT OF NEW YORK

NO. 17-73 FILED JUN 20 1945  
AT 11:35 O'CLOCK A.M. RECORDED IN THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA, IN THE BOOK AND PAGE NOTED ABOVE

By Artie Lee Campbell Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07540 of 2022

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

T L PITTS PO BOX 118 FAIRHOPE, AL 36532	SADIE MAE PITTS PO BOX 118 FAIRHOPE, AL 36532
-----------------------------------------------	-----------------------------------------------------

TITUS L PITTS PO BOX 118 FAIRHOPE, AL 36532	TITUS L PITTS 679 INGLESIDE AVE FAIRHOPE, AL 36532
SADIE MAE PITTS 679 INGLESIDE AVE FAIRHOPE, AL 36532	

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07540**, 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:

**LT 6 BLK 111 MAXENT TRACT CA 103**

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

**TAX ACCOUNT NUMBER 153316000 (0325-11)**

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

**T L PITTS and SADIE MAE PITTS**

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

Dated this 17th day of January 2025.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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

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### Post Property:

**1311 W INTENDENCIA ST 32502**



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

By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 0325-11

**Document Number:** ECSO25CIV002480NON

**Agency Number:** 25-003048

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 07540 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE T L PITTS AND SADIE MAE PITTS

**Defendant:**

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

Received this Writ on 1/28/2025 at 9:02 AM and served same at 7:53 AM on 1/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY PER INSTRUCTIONS FROM THE CLERKS OFFICE.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS



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1311 W INTENDENCIA ST 32502



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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RECEIVED  
DATE JAN 28 AM 9:02  
ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

T L PITTS [0325-11]  
PO BOX 118  
FAIRHOPE, AL 36532

9171 9690 0935 0128 1062 92

2/10/25. REFUSED

SADIE MAE PITTS [0325-11]  
PO BOX 118  
FAIRHOPE, AL 36532

9171 9690 0935 0128 1063 08

2/4/25 IN TRANSIT  
" REFUSED"

TITUS L PITTS [0325-11]  
PO BOX 118  
FAIRHOPE, AL 36532

9171 9690 0935 0128 1063 15

2/4/25. REFUSED

TITUS L PITTS [0325-11]  
679 INGLESIDE AVE  
FAIRHOPE, AL 36532

9171 9690 0935 0128 1061 31

RETURNED  
" AMK"

SADIE MAE PITTS [0325-11]  
679 INGLESIDE AVE  
FAIRHOPE, AL 36532

9171 9690 0935 0128 1061 48

RETURNED  
" AMK"

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

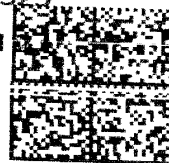
Pensacola, FL 32502



PENSACOLA FL 325

27 FEB 2025 PM

9171 9690 0935 0128 1061 48



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16**

01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

IA

SADIE MAE PITTS [0325-11]

679 INGLESIDE AVE

FAIRHOPE, AL 36532

149104020000000000

ANK

06500-0000-1000

NIXIE

326 FE 1

0002/04/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335

\*2738-02726-27-36



3633-25 025 58 38

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

27 JUN 2025 PM



quadiant

FIRST-CLASS MAIL  
IMI

\$008.16<sup>00</sup>

01/27/2025 ZIP 32502  
043M31219251

US POSTAGE

9171 9690 0935 0128 1063 08

*RTS*

SADIE MAE PITTS [0325-11]  
PO BOX 118  
FAIRHOPE, AL 36532

IXIE

326 DE 1

0002 08/25

RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD

36532-011818

BC:

32502583335

\*2091-00425-08-47

[illegible]

1/30  
2/15  
2/14

*(continued)*

PTS

1/30  
2/4

## TAX DEED SEARCH RESULTS

1311 W. INTENDENCIA

Tax Deed Clerk File No.: 0325.11

Tax Certificate No.: 2022 TD 07540

☒ Individual

Titleholder: TL &amp; SADIE MAE PITTS

☐ Company

Address from certification: PO BOX 118 FAIRHOPE AL 36532

Same as deed? ☐ Yes ☒ No. If no, address(es) on deed: NO ADDRESS ON DEED

Deed OR Book 2022 Page 235 (1945)

Alternate addresses:

• Address: 479 INGLESIDE AVE Address: \_\_\_\_\_

36532

Source: PIR REPORT Source: \_\_\_\_\_

RETURNED  
MAIL  
"ANK"

	Date Searched	Initials	
Escambia Property Appraiser's records	2/10/25		<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records			<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll			<input checked="" type="checkbox"/> no new address
Escambia Clerk's tax deed records			<input checked="" type="checkbox"/> no new address
Florida corporate record's search			<input checked="" type="checkbox"/> no new address
Escambia Official Records search			<input checked="" type="checkbox"/> no new address
Escambia court records search			<input checked="" type="checkbox"/> no new address
Google search	TRUEPEOPLE SEARCH		<input checked="" type="checkbox"/> no new address

Additional notes:

\* NO ADDITIONAL INFO FOUND. FOR  
SADIE OR TL PITTS\* ETHAN PITTS @ P O BOX 118 (TRUEPEOPLE)  
BORN 1925? NO PH#





# Escambia Sun Press

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

## STATE OF FLORIDA

County of Escambia

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

DATE – 03-05-2025 – TAX CERTIFICATE #07540

in the CIRCUIT Court  
was published in said newspaper in the issues of

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

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

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver  
Date: 2025.02.20 10:21:05 -06'00'

**PUBLISHER**

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

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle  
Date: 2025.02.20 10:27:30 -06'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



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

Page 1 of 1

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 07540, 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:

LT 6 BLK 111 MAXENT TRACT CA 103  
SECTION 00, TOWNSHIP 0 S, RANGE  
00 W

TAX ACCOUNT NUMBER 153316000  
(0325-11)

The assessment of the said property under the said certificate issued was in the name of T L PITTS and SADIE MAE PITTS

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

Dated this 27th day of January 2025.

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

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

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

**Scott Lunsford, CFC • Escambia County Tax Collector**

 [twitter.com/escambiatc](https://twitter.com/escambiatc)

# 2024

# REAL ESTATE

## TAXES



**SCAN TO PAY ONLINE**

## Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
15-3316-000	16		000S009080060111

PITTS T L AND SADIE MAE  
PO BOX 118  
FAIRHOPE, AL 36532

**PROPERTY ADDRESS:**  
1311 W INTENDENCIA ST

**EXEMPTIONS:**

**PRIOR YEAR(S) TAXES OUTSTANDING**

22/7540

## AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	16,500	0	16,500	109.17
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	30,000	0	30,000	52.56
BY STATE LAW	3.0950	30,000	0	30,000	92.85
PENSACOLA	4.2895	16,500	0	16,500	70.78
WATER MANAGEMENT	0.0218	16,500	0	16,500	0.36
M.S.T.U. LIBRARY	0.3590	16,500	0	16,500	5.92
ESCAMBIA CHILDRENS TRUST	0.4043	16,500	0	16,500	6.67

**TOTAL MILLAGE 16.5381****AD VALOREM TAXES \$338.31**

## LEGAL DESCRIPTION

## NON-AD VALOREM ASSESSMENTS

	TAXING AUTHORITY	RATE	AMOUNT
LT 6 BLK 111 MAXENT TRACT CA 103			
		NON-AD VALOREM ASSESSMENTS	\$0.00

**Pay online at [EscambiaTaxCollector.com](http://EscambiaTaxCollector.com)**

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

**COMBINED TAXES AND ASSESSMENTS** **\$338.31**

<b>If Paid By Please Pay</b>	<b>Feb 28, 2025 \$334.93</b>	<b>Mar 31, 2025 \$338.31</b>			
----------------------------------	----------------------------------	----------------------------------	--	--	--

**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](http://EscambiaTaxCollector.com)**

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

## PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	<b>Feb 28, 2025</b> <b>334.93</b>
AMOUNT IF PAID BY	<b>Mar 31, 2025</b> <b>338.31</b>
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

<b>ACCOUNT NUMBER</b>
15-3316-000
<b>PROPERTY ADDRESS</b>
1311 W INTENDENCIA ST

PITTS T L AND SADIE MAE  
PO BOX 118  
FAIRHOPE, AL 36532

**PRIOR YEAR(S) TAXES  
OUTSTANDING**

1 153316000 2024 3

**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 # 007540 of 2022 Date 3/5/2025  
 Name FRED GUNTHER**

**Cash Summary**

Cash Deposit	\$3,090.00
Total Check	\$59,185.10
Grand Total	\$62,275.10

Purchase Price (high bid amount)	\$61,800.00	Total Check	\$59,185.10
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$432.60	Adv Doc. Stamps	\$432.60
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,012.61	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	\$1,971.61	Registry of Court	\$1,971.61
Purchase Price (high bid)	\$61,800.00		
-Registry of Court	\$1,971.61	Overbid Amount	\$59,787.39
-advance recording (for mail certificate)	\$18.50		
-postage	\$41.00		
-Researcher Copies	\$0.00		
= Overbid Amount	\$59,787.39		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
 Deputy Clerk

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



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

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

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

**Case # 2022 TD 007540**

**Sold Date 3/5/2025**

**Name FRED GUNTHER**

RegistryOfCourtT = TAXDEED	\$1,971.61
overbidamount = TAXDEED	\$59,787.39
PostageT = TD2	\$41.00
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$432.60
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 007540	
4/30/2024	TD83	TAX COLLECTOR CERTIFICATION	
4/30/2024	TD84	PA'S INFO	
5/3/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024032097	
5/14/2024	TD84	TAX DEED NOTICE OF APPLICATION - RECORDED	
12/12/2024	TD82	PROPERTY INFORMATION REPORT	
1/28/2025	TD81	CERTIFICATE OF MAILING	
2/4/2025	TD84	SHERIFF'S RETURN OF SERVICE	
2/7/2025	CheckVoided	CHECK (CHECKID 139949) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507	
2/7/2025	CheckMailed	CHECK PRINTED: CHECK # 900038283 - - REGISTRY CHECK	
2/10/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL	
2/10/2025	TD84	ADDITIONAL RESEARCH	
2/27/2025	TD84	PROOF OF PUBLICATION	
2/28/2025	TD84	2024 TAX BILL	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
4/30/2024 4:45:40 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00

4/30/2024 4:45:41 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
4/30/2024 4:45:40 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
4/30/2024 4:45:41 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
4/30/2024 4:46:17 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

## RECEIPTS

ReceiptDate	ReceiptNumber	Received from	payment_amt	applied_amt	refunded_amt
5/3/2024 12:39:02 PM	2024032097	MIKON FINANCIAL SERVICES INC AND OCEAN BANK	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
2/7/2025 9:25:45 AM	Check (outgoing)	101967451	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900038283 CLEARED ON 2/7/2025
5/3/2024 12:39:02 PM	Deposit	101890926	MIKON FINANCIAL SERVICES INC AND OCEAN BANK		320.00	Deposit
Deposited			Used	Balance		
320.00			10,800.00	-10,480.00		

# 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 Bid	Clerk Fee	Rec Fee	EA Fee	POPR F	Doc Stam	Total Due	Certificate Number	Name On Title	Title Address
03/05/2025	2022 TD 00754	000S00									\$0.00	\$432.60	\$69,185.10	07540	Petrescu Holdings 503 E. Govermer
03/05/2025	2022 TD 00665	105N3									\$0.00	\$163.80	\$22,436.30	06653	CO TLM Group LL 9975 Wadsworth F
03/05/2025	2022 TD 00621	262N3									\$0.00	\$70.70	\$9,708.20	06219	Maksim matyunin 1707 n Devine rd
03/05/2025	2022 TD 00464	352S31									\$0.00	\$432.60	\$69,185.10	04642	Manfred Krause 11425 Seaglade d
03/05/2025	2022 TD 00453	292S31									\$0.00	\$49.70	\$6,837.20	04535	Nidia Espinoza Cu 6519 E Shore Dr I
03/05/2025	2022 TD 00438	202S31									\$0.00	\$96.60	\$13,249.10	04388	Ekklesia A Trust General post office
03/05/2025	2022 TD 00417	022S31									\$0.00	\$105.00	\$14,397.50	04174	Darian Rabi Matos 2600 west michiga
03/05/2025	2022 TD 00319	342S30									\$0.00	\$669.90	\$91,627.40	03194	Aljan LLC 1079 Sunrise Ave
03/05/2025	2022 TD 00306	342S30									\$0.00	\$142.10	\$19,469.80	03064	EMMA2415 L. L. C 968 JACOBS WAY
03/05/2025	2022 TD 00155	421S30									\$0.00	\$184.80	\$25,307.30	01557	Darian Rabi Matos 2600 west michiga
03/05/2025	2017 TD 00635	075N30									\$0.00	\$14.00	\$1,856.50	06356	Ekklesia A Trust General post office
03/05/2025	2017 TD 00632	065N30									\$0.00	\$13.30	\$55.80	06322	

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2022 TD 007540

Result Date: 03/05/2025

Title Information:

Name: Petrescu Holdings, Inc.

Address1: 503 E. Government Street

Address2:

City: Pensacola

State: FL

Zip: 32502

Cancel

Update

65382

\$ 61,800.00

Fred Gunther

Deposit

\$ 3,090.00

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 07540 of 2022**

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

T L PITTS PO BOX 118 FAIRHOPE, AL 36532	SADIE MAE PITTS PO BOX 118 FAIRHOPE, AL 36532
-----------------------------------------------	-----------------------------------------------------

TITUS L PITTS PO BOX 118 FAIRHOPE, AL 36532	TITUS L PITTS 679 INGLESIDE AVE FAIRHOPE, AL 36532
---------------------------------------------------	----------------------------------------------------------

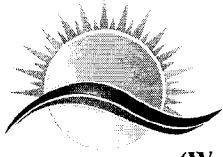
SADIE MAE PITTS 679 INGLESIDE AVE FAIRHOPE, AL 36532
------------------------------------------------------------

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



# Escambia Sun Press

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

## STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE - 03-05-2025 - TAX CERTIFICATE #07540

in the CIRCUIT Court was published in said newspaper in the issues of

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

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

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000018903B5D40A000E97D9, cn=Michael P Driver  
Date: 2025.02.20 10:21:05 -06'00'

PUBLISHER

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

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000018903B5D40A000E97D9, cn=Heather Tuttle  
Date: 2025.02.20 10:21:30 -06'00'

HEATHER TUTTLE  
NOTARY PUBLIC



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

Page 1 of 1

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 07540, 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:

LT 6 BLK 111 MAXENT TRACT CA 103  
SECTION 00, TOWNSHIP 0 S, RANGE  
00 W

TAX ACCOUNT NUMBER 153316000  
(0325-11)

The assessment of the said property under the said certificate issued was in the name of T L PITTS and SADIE MAE PITTS

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

Dated this 27th day of January 2025.

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

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

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



Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025016877 3/10/2025 10:16 AM  
OFF REC BK: 9285 PG: 1624 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$432.60

Tax deed file number 0325-11

Parcel ID number 000S009080060111

## TAX DEED

Escambia County, Florida

for official use only

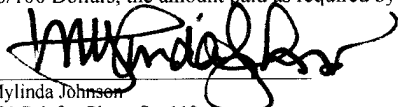
Tax Certificate numbered 07540 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 5th day of March 2025, the land was offered for sale. It was sold to **Petrescu Holdings, Inc.**, 503 E. Government Street Pensacola FL 32502, who was the highest bidder and has paid the sum of the bid as required by law.

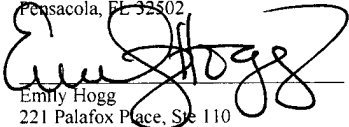
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

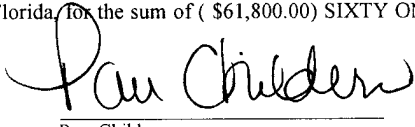
**Description of lands: LT 6 BLK 111 MAXENT TRACT CA 103 SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

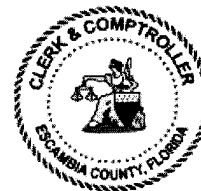
**\*\* Property previously assessed to: T L PITTS, SADIE MAE PITTS**

On 5th day of March 2025, in Escambia County, Florida, for the sum of ( \$61,800.00) SIXTY ONE THOUSAND EIGHT HUNDRED AND 00/100 Dollars, the amount paid as required by law.

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

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

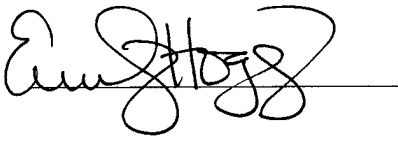
  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



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

Witness my hand and office seal date aforesaid



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



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

SADIE MAE PITTS  
679 INGLESIDE AVE  
FAIRHOPE, AL 36532

Tax Deed File # 0325-11  
Certificate # 07540 of 2022  
Account # 153316000

Property legal description:

**LT 6 BLK 111 MAXENT TRACT CA 103**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **March 5, 2025**, and a surplus of **\$58,832.08** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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

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

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

Dated this 14th day of March 2025.

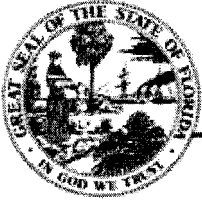


ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

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

9171 9690 0935 0127 2011 65



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

SADIE MAE PITTS  
PO BOX 118  
FAIRHOPE, AL 36532

Tax Deed File # 0325-11  
Certificate # 07540 of 2022  
Account # 153316000

Property legal description:

**LT 6 BLK 111 MAXENT TRACT CA 103**

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Dated this 14th day of March 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

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

9171 9690 0935 0127 2011 72



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

T L PITTS  
PO BOX 118  
FAIRHOPE, AL 36532

Tax Deed File # 0325-11  
Certificate # 07540 of 2022  
Account # 153316000

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ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 2011 89



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

TITUS L PITTS  
679 INGLESIDE AVE  
FAIRHOPE, AL 36532

Tax Deed File # 0325-11  
Certificate # 07540 of 2022  
Account # 153316000

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Dated this 14th day of March 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

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

9171 9690 0935 0127 2011 58



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

TITUS L PITTS  
PO BOX 118  
FAIRHOPE, AL 36532

Tax Deed File # 0325-11  
Certificate # 07540 of 2022  
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Dated this 14th day of March 2025.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 2011 27

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL™**



9171 9690 0935 0127 2011 58

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

PENSACOLA FL 325

MAR 2025PM



quadiant

FIRST-CLASS MAIL

IMI

**\$008.16<sup>0</sup>**

03/14/2025 ZIP 32502  
043M31219251

US POSTAGE

C87

SC. MEDIA COUNTY, FL

2025 APR - 1 P 10:56

0003/24/25

NOTICE OF COURT COST FUNDS FROM TAX DEED SALE

TITUS L PITTS  
679 INGLESIDE AVE  
FAIRHOPE, AL 36532

Tax Deed File # 0325-11  
Certificate # 07540-65000

NSN

NIXIE

326 DE 1

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

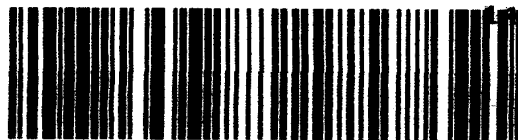
NSN

36532-1264452

BC: 32502583335

+2638-01537-14-35

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

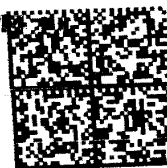


9171 9690 0935 0127 2011 65

**CERTIFIED MAIL™**

PENSACOLA FL 325

MAR 2025



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FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

03/14/2025 ZIP 32502  
043M31219251

US POSTAGE

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

CHILDER'S  
COVER  
FILED  
MAR - 1 P 10:56  
JIA COUNTY, FL  
DIE MAE PITTS  
INGLESIDE AVE  
RHOPE, AL 36532

Deed File # 0325-11

NIXIE

326 DE 1

0003/24/25

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

NSN

BC: 32502583335

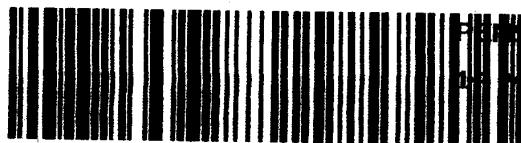
\*0532-05644-24-13

36532-399553



**CERTIFIED MAIL™**

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



9171 9690 0935 0127 2011 27

PENSACOLA FL 325

14 MAR 2025PM



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FIRST-CLASS MAIL

IMI

**\$008.16<sup>9</sup>**

03/14/2025 ZIP 32502

043M31219251

US POSTAGE

RTS

TITUS L PITTS  
PO BOX 118  
FAIRHOPE, AL 36532

Tax Deed File # 0325-11  
Certificate # 07540 of 2022

COPIES FROM TAX DEED

NIXIE

326 DE 1

3/18  
3/23  
RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD

2025 APR - 1 P 10:56  
0005/24/25

RET

BC: 32502583335

\*2638-02154-14-35

06532-13333333

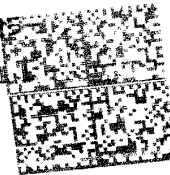
**CERTIFIED MAIL™**

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



9171 9690 0935 0127 2011 72

PENSACOLA FL 32502  
MAR 2025PM 1



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FIRST-CLASS MAIL  
IMI  
**\$008.16**  
03/14/2025 ZIP 32502  
043M21218251

US POSTAGE

NOTICE OF SURPLUS FUNDS FROM

SADIE MAE PITTS  
PO BOX 118  
FAIRHOPE, AL 36532  
Tax Deed File # 0325-11

NIXIE

2117

326 DE 1  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

0004/08/25

BC: 32502583335

\*2658-01764-14-35

3250258333  
36532-011018

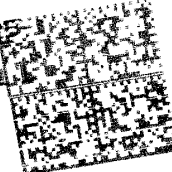
**CERTIFIED MAIL™**

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



9171 9690 0935 0127 2011 89

PENSACOLA FL 32502  
1 MAR 2025PM 1



quadrant  
FIRST-CLASS MAIL  
(M)  
**\$008.16<sup>9</sup>**  
03/14/2025 ZIP 32502  
043M31219251

US POSTAGE

2025  
T L PITTS  
PO BOX 118  
FAIRHOPE, AL 36532

Tax Deed File # 0325-11  
Certificate # 07540 of 2022

32502-55833  
36532-011018

NIXIE

326 DE 1  
0004/08/25  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
\*2638-01383-14-35

BC: 32502583335



2022 TD 007540

153316000

TL Pitts, Sadie Mae Pitts

1311 W Intendencia St 3250Z

Fred Gunther \$61,800.00

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

[illegible]

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

**Notes:**