



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

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

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 21st day of November, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

November 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 OF THE U.S. DEPT. OF JUSTICE
IN TESTIMONY WHEREOF
I HAVE HEREUNTO SET MY HAND AND SEAL
THIS 14th DAY OF APRIL 1964
AT WASHINGTON, D.C.

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____

Clerk Circuit Court.

By _____, D.C.
Mayes Printing Company, Pensacola, Florida



FILED FOR RECORD
LANDLEY BELL
BLERX CIRCUIT COURT
SOUTHERN DISTRICT OF FLA.

NO. 1273 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.

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.

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Dated this 16th day of January 2025.

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

Post Property:

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

WARNING

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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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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

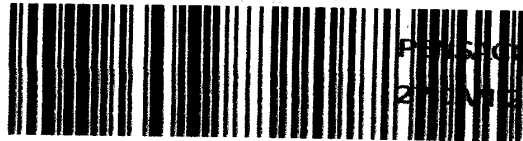
RETURNED
"AMK"

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

9171 9690 0935 0128 1061 48

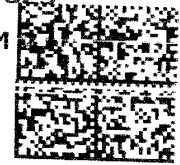
RETURNED
"AMK"

CERTIFIED MAIL™



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

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

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

149104020000000000

ANK
06 FEB 2025 4:17 PM

NIXIE 326 FE 1 0002/04/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32502583335 *2738-02726-27-36

PENSACOLA
27 JAN 1968

127 JAN 10 5 PM

FIRST-CLASS MAIL
IMM

\$000.16

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

9171 9690 0935 0128 1061 31



N T X T E

325 EE 1

0007 / 04 / 25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

[illegible]

ANK

RC: 325 075 83 3 3 5

* 2738-A7771-77-36

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

\$008.16⁰⁰

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

9171 9690 0935 0128 1063 08

RTS

2025 JUN 27 32502
SADIE MAE PITTS [0325-11]
PO BOX 118
FAIRHOPE, AL 36532

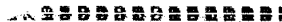
1/30
-18A

IXIE

326 DE 1

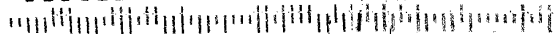
0002 08/25

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

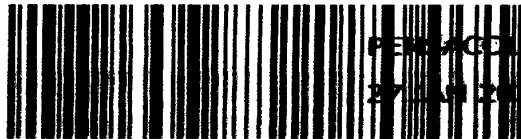


36532-011818

BC: 32502583335 *2091-00425-08-47



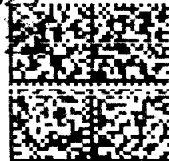
CERTIFIED MAIL™



PENSACOLA FL 325

27 JAN 2025 PM 2:24

9171 9690 0935 0128 1062 92



quadiant

FIRST-CLASS MAIL

IMI

\$008.16⁰⁰

01/27/2025 ZIP 32502

043M31219251

US POSTAGE

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

PTS
CLE
2025 JAN 27 2:24 PM
PITTS

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

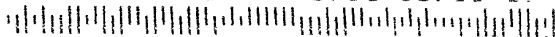
9400920532044400

INT
0653024843

*1/30
2/14
2/14*

326 NFE 1 82410002/16/25
RETURN TO SENDER
PITTS

BOX CLOSED
UNABLE TO FORWARD
RETURN TO SENDER
BC: 32502583335 *2738-02768-27-36



[The following text is extremely faint and largely illegible due to low contrast and blurring. It appears to be a list or index of names and dates.]

1/30
2/4

TAX DEED SEARCH RESULTS

1311 W. INTENDENCIA

Tax Deed Clerk File No.: 0325.11

Tax Certificate No.: 2012 TD 07540

☒ Individual

Titleholder: TL & 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 2012 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



SCAN TO PAY ONLINE

2024

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
15-3316-000	16		0005009080060111

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

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

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS **\$338.31**

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

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	Feb 28, 2025 334.93
AMOUNT IF PAID BY	Mar 31, 2025 338.31
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
15-3316-000
PROPERTY ADDRESS
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

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
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 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
---	--

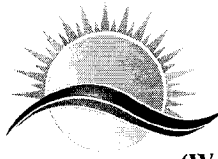
SADIE MAE PITTS 679 INGLESIDE AVE FAIRHOPE, AL 36532
--

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

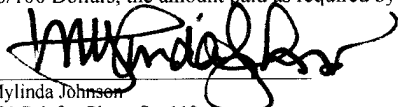
Tax Certificate numbered 07540 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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.

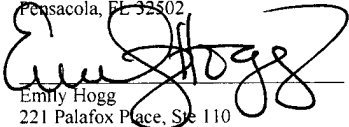
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

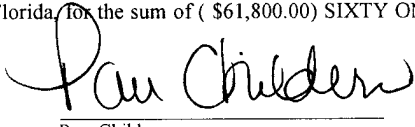
Description of lands: LT 6 BLK 111 MAXENT TRACT CA 103 SECTION 00, TOWNSHIP 0 S, RANGE 00 W

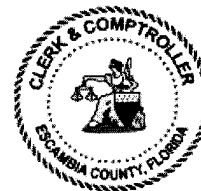
**** Property previously assessed to: T L PITTS, SADIE MAE PITTS**

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

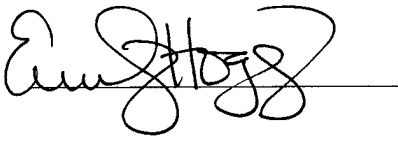

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



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.

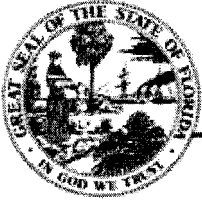


ESCAMBIA COUNTY CLERK OF COURT

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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ESCAMBIA COUNTY CLERK OF COURT

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Deputy Clerk

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9171 9690 0935 0127 2011 72



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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

Property legal description:

LT 6 BLK 111 MAXENT TRACT CA 103

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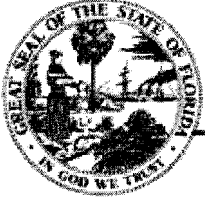


ESCAMBIA COUNTY CLERK OF COURT

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

Property legal description:

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ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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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
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 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

\$008.16⁰

03/14/2025 ZIP 32502
043M31219251

US POSTAGE

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CO. 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

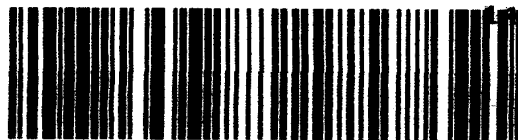
NSN

36532-1264-4552

BC: 32502583335

+2638-01537-14-35

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

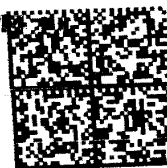


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PENSACOLA FL 325

MAR 2025



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IMI

\$008.16⁹

03/14/2025 ZIP 32502
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US POSTAGE

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

CHILDER'S
COVER
FILED
MAR - 1 P 10:56
PJA 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
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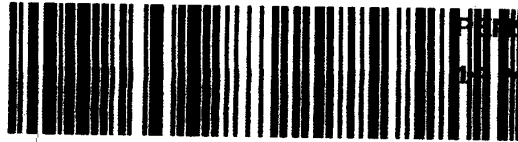
BC: 32502583335

*0532-05644-24-13

36532-399553

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



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PENSACOLA FL 325
14 MAR 2025PM



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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
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RET
06532-1339441

BC: 32502583335

*2638-02154-14-35

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



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PENSACOLA FL 32502
MAR 2025PM 1



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US POSTAGE

NOTICE OF SURPLUS FUNDS FROM

SADIE MAE PITTS
PO BOX 118
FAIRHOPE, AL 36532

Tax Deed File # 0325-11

NIXIE

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326 DE 1

0004/08/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*2658-01764-14-35

3250258333
36532-011018

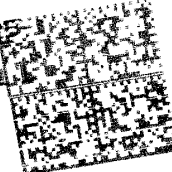
CERTIFIED MAIL™

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



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PENSACOLA FL 32502
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US POSTAGE

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FAIRHOPE, AL 36532

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

32502-55833
36532-011018

NIXIE

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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!!!!!!!!!!!!!!!!!!!!

Paid \$

Notes:

✓	✓
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5

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7

4



✓	
✓	

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Copy of Deed for file and to Tax Collector