



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

07/19/2023

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	IL IL IRA INVESTMENTS 3641 N.52 AVE HOLLYWOOD, FL 33021	Application date	Apr 30, 2025
Property description	WELLAMS GROUP LLC THE 1508 E BRAINERD ST PENSACOLA, FL 32503 6670 ALLYN WAY 03-2857-500 N 88 5/10 FT OF E 124 63/100 FT OF LT 1 BLK 7 ABB S/D PB 1 P 82 FURTHER DESCRIBED AS: COMMENCE AT TH (Full legal attached.)	Certificate #	2023 / 1285
		Date certificate issued	06/01/2023

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)
# 2023/1285	06/01/2023	108.04	30.79	138.83
→ Part 2: Total*				138.83

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)
# 2024/1368	06/01/2024	3,434.57	6.25	212.51	3,653.33
Part 3: Total*					3,653.33

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)	3,792.16
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,470.49
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	7,637.65

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

Sign here: Candice deus
Signature, Tax Collector or Designee

Escambia, Florida
Date May 2nd, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/04/2026</u>	

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.

N 88 5/10 FT OF E 124 63/100 FT OF LT 1 BLK 7 ABB S/D PB 1 P 82 FURTHER DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT "I"; THENCE NORTH ON THE EAST LINE OF SAID LOT "I" A DISTANCE OF 531.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID EAST LINE A DISTANCE OF 88.5 FEET; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 88.5 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET TO THE POINT OF BEGINNING. OR 8861 P 415

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500560

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

IL

IL IRA INVESTMENTS

3641 N.52 AVE

HOLLYWOOD, FL 33021,

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
03-2857-500	2023/1285	06-01-2023	N 88 5/10 FT OF E 124 63/100 FT OF LT I BLK 7 ABB S/D PB 1 P 82 FURTHER DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT "I"; THENCE NORTH ON THE EAST LINE OF SAID LOT "I" A DISTANCE OF 531.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID EAST LINE A DISTANCE OF 88.5 FEET; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 88.5 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET TO THE POINT OF BEGINNING. OR 8861 P 415

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

IL

IL IRA INVESTMENTS

3641 N.52 AVE

HOLLYWOOD, FL 33021

04-30-2025
Application Date

Applicant's signature

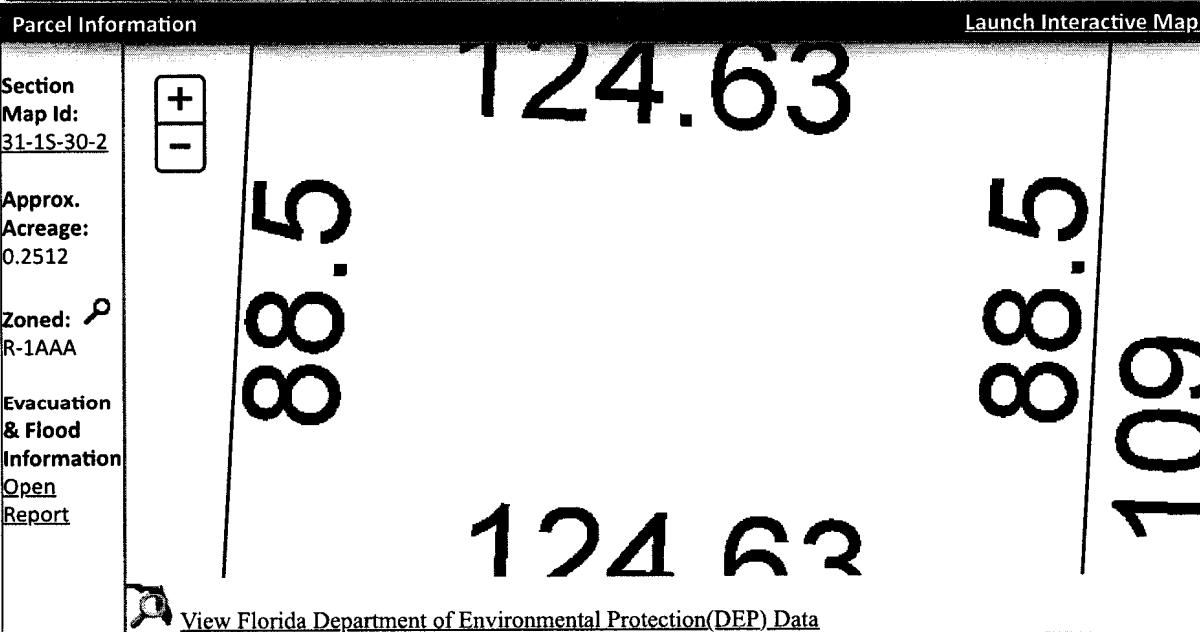


Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
← Nav. Mode Account Parcel ID →
[Printer Friendly Version](#)

General Information							Assessments				
Parcel ID: 311S301901099008							Year	Land	Imprv	Total	Cap Val
Account: 032857500							2024	\$30,000	\$169,494	\$199,494	\$198,487
Owners: WELLAMS GROUP LLC THE							2023	\$20,000	\$160,443	\$180,443	\$180,443
Mail: 1508 E BRAINERD ST PENSACOLA, FL 32503							2022	\$9,880	\$146,909	\$156,789	\$89,179
Situs: 6670 ALLYN WAY 32504							Disclaimer				
Use Code: SINGLE FAMILY RESID							Tax Estimator				
Taxing Authority: PENSACOLA CITY LIMITS							Change of Address				
Tax Inquiry: Open Tax Inquiry Window							File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Report Storm Damage				
Sales Data Type List:							2024 Certified Roll Exemptions				
Sale Date Book Page Value Type Multi Parcel Records							None				
08/17/2022	8861	415	\$215,000	WD	N		Legal Description				
08/01/2022	8833	1161	\$100	QC	N		N 88 5/10 FT OF E 124 63/100 FT OF LT 1 BLK 7 ABB S/D PB 1 P 82 FURTHER DESCRIBED AS: COMMENCE AT THE SOUTHEAST...				
03/1980	1423	624	\$60,000	WD	N		Extra Features				
03/1978	1215	948	\$100	WD	N		UTILITY BLDG				
03/1978	1202	617	\$100	WD	N						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller											

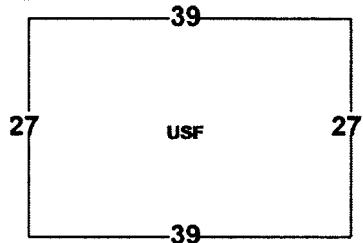


Buildings

Address: 6670 ALLYN WAY, Improvement Type: SINGLE FAMILY, Year Built: 1966, Effective Year: 1966, PA Building ID#: 59300

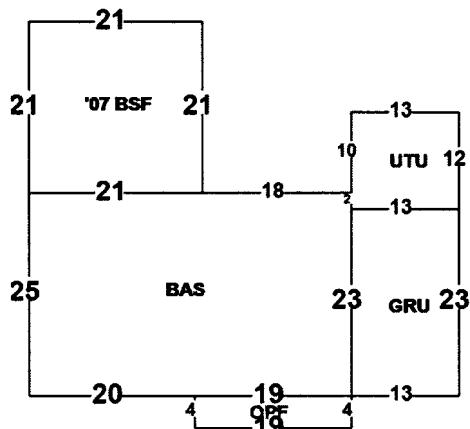
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 3000 Total SF

BASE AREA - 975
BASE SEMI FIN - 441
GARAGE UNFIN - 299
OPEN PORCH FIN - 76
UPPER STORY FIN - 1053
UTILITY UNF - 156.



Images



6/3/2024 12:00:00 AM

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

Last Updated 05/21/2025 (tc.5157)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **IL IRA INVESTMENTS** holder of **Tax Certificate No. 01285**, issued the **1st day of June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 88 5/10 FT OF E 124 63/100 FT OF LT I BLK 7 ABB S/D PB 1 P 82 FURTHER DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT "I"; THENCE NORTH ON THE EAST LINE OF SAID LOT "I" A DISTANCE OF 531.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID EAST LINE A DISTANCE OF 88.5 FEET; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 88.5 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET TO THE POINT OF BEGINNING. OR 8861 P 415

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032857500 (0226-28)

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

WELLAMS GROUP LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Wednesday in the month of February**, which is the **4th day of February 2026**.

Dated this 23rd day of May 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

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 03-2857-500 CERTIFICATE #: 2023-1285

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 encumber the title to said land as listed on page 2 herein.

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.

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 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 14, 2005 to and including November 14, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: November 15, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 15, 2025
Tax Account #: **03-2857-500**

1. The Grantee(s) of the last deed(s) of record is/are: **THE WELLAMS GROUP, LLC, DBA AS IS 850**

By Virtue of Warranty Deed recorded 9/20/2022 in OR 8861/415

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) 2022-2024 are delinquent.

Tax Account #: 03-2857-500

Assessed Value: \$198,487.00

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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: **FEB 4, 2026**

TAX ACCOUNT #: **03-2857-500**

CERTIFICATE #: **2023-1285**

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>2025</u> tax year.

THE WELLAMS GROUP LLC
DBA AS IS 850
3104 N DAVIS HWY
PENSACOLA, FL 32503

THE WELLAMS GROUP LLC
DBA AS IS 850
6670 ALLUN WAY
PENSACOLA, FL 32504

THE WELLAMS GROUP LLC
DBA AS IS 850
1508 E BRAINERD ST
PENSACOLA, FL 32503

COLBY NELAMS AGENT OF
THE WELLAMS GROUP LLC
1100 E HAYES ST
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 19th day of November 2025.
PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

November 15, 2025
Tax Account #:03-2857-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

**N 88 5/10 FT OF E 124 63/100 FT OF LT I BLK 7 ABB S/D PB 1 P 82 FURTHER DESCRIBED AS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT "I"; THENCE NORTH ON THE
EAST LINE OF SAID LOT "I" A DISTANCE OF 531.25 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH ALONG SAID EAST LINE A DISTANCE OF 88.5 FEET; THENCE
WEST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET; THENCE SOUTH AT RIGHT ANGLES
A DISTANCE OF 88.5 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET
TO THE POINT OF BEGINNING. OR 8861 P 415**

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2857-500(0226-28)

Recorded in Public Records 9/20/2022 8:31 AM OR Book 8861 Page 415,
Instrument #2022094643, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$1,505.00

ESCAMBIA COUNTY, FLORIDA
Recording Fee: \$1027.00
Documentary Stamps: \$1505.00

THIS INSTRUMENT PREPARED BY:
DOWD & DITTMAR TITLE GROUP, LLC
Regions Bank Building
25 Beal Parkway NE, Suite 250
Fort Walton Beach, FL 32548
FILE # 22-01745

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 17th day of September 2022, between Bruce W. Webb and Velma G. Webb, Married, whose mailing address is 6670 Allyn Way, Pensacola, FL 32504 hereinafter referred to as "Grantor", and The Wellams Group, LLC a Florida limited liability company DBA AS IS 850 whose mailing address is 1508 East Brainerd Street, Pensacola, FL 32503, hereinafter referred to as "Grantee". (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, if applicable)

WITNESSETH:

That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okaloosa County, Florida, viz:

Tax ID: 3115301901099008

That Portion of Lot "I", Block 7, ABB Subdivision, Section 31, Township 1 South, Range 30 West, according to plat filed in Plat Book 1, at Page 82 of the public records of Escambia County, Florida, described as follows:

Commencing at the Southeast corner of said Lot "I"; thence North on the East line of said Lot "I", a distance of 531.25 feet for the point of beginning; thence continue North along said East line a distance of 88.5 feet; thence West at right angles a distance of 124.63 feet; thence South at right angles a distance of 88.5 feet; thence East at right angles a distance of 124.63 feet to the point of beginning

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

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

This conveyance is made subject to covenants, conditions, restrictions, and easements of record, if any, which may now affect the above-described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances.

AND Grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all

BK: 8861 PG: 416

persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness #1

Printed Name: Colby Nelams

Witness #2

Printed Name: Anthony Webb

STATE OF Florida

COUNTY OF Escambia

GRANTOR(S):

By: Bruce W. Webb
Bruce W. Webb

By: Velma G. Webb
Velma G. Webb

The foregoing instrument was sworn to and subscribed before me on this 17 day of August 2022, by Bruce W. Webb and Velma G. Webb by physical presence; or who are personally known to me; or by online notarization; or who presented a DL Driver's License and who did take oath.

Notary Public STATE OF Florida
My Commission Expires
(NOTARY SEAL)



**Residential Sales
Abutting Roadway
Maintenance Disclosure**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida.

NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

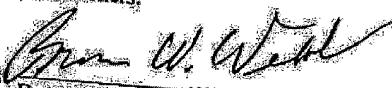
NAME OF ROADWAY:

LEGAL ADDRESS OF PROPERTY: 6670 Allyn Way, Pensacola, FL 32504

The County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:
Dowd & Dittmar Title Group
25 Beal Pkwy NE
250
Fort Walton Beach, FL 32548

As to Sellers:



Bruce W. Webb



Witness



Velma G. Webb

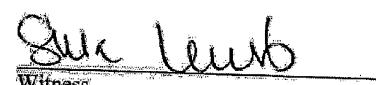


Witness

As to Buyer:



Michelle Gabriels



Witness

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0226-28

Document Number: ECSV056595NON

Agency Number: 26-002160

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01285 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: WELLAMS GROUP LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/19/2025 at 8:52 AM and served same at 7:34 AM on 12/22/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



M. LAWLER, CPS

Service Fee: \$40.00
Receipt No: BILL

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 February 4, 2026, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That IL IRA INVESTMENTS holder of Tax Certificate No. 01285, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 88 5/10 FT OF E 124 63/100 FT OF LT I BLK 7 ABB S/D PB 1 P 82 FURTHER DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT "I"; THENCE NORTH ON THE EAST LINE OF SAID LOT "I" A DISTANCE OF 531.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID EAST LINE A DISTANCE OF 88.5 FEET; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 88.5 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET TO THE POINT OF BEGINNING. OR 8861 P 415

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032857500 (0226-28)

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

WELLAMS GROUP LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of February, which is the **4th day of February 2026**.

Dated this 12th day of December 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

6670 ALLYN WAY 32504



**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.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01285 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WELLAMS GROUP LLC 1508 E BRAINERD ST PENSACOLA, FL 32503	THE WELLAMS GROUP LLC DBA AS IS 850 3104 N DAVIS HWY PENSACOLA, FL 32503	COLBY NELAMS AGENT THE WELLAMS GROUP LLC 1100 E HAYES ST PENSACOLA, FL 32503
	THE WELLAMS GROUP LLC DBA AS IS 850 6670 ALLUN WAY PENSACOLA, FL 32504	

WITNESS my official seal this 18th day of December 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 February 4, 2026, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **IL IRA INVESTMENTS** holder of Tax Certificate No. 01285, issued the 1st day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

N 88 5/10 FT OF E 124 63/100 FT OF LT I BLK 7 ABB S/D PB 1 P 82 FURTHER DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT "I"; THENCE NORTH ON THE EAST LINE OF SAID LOT "I" A DISTANCE OF 531.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID EAST LINE A DISTANCE OF 88.5 FEET; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 88.5 FEET; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 124.63 FEET TO THE POINT OF BEGINNING. OR 8861 P 415

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032857500 (0226-28)

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

WELLAMS GROUP LLC

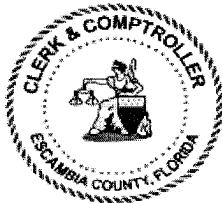
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of February, which is the **4th day of February 2026**.

Dated this 15th day of December 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

**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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Dated this 12th day of December 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

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Post Property:

6670 ALLYN WAY 32504



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

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**Emily Hogg
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Personal Services:

WELLAMS GROUP LLC
1508 E BRAINERD ST
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



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Emily Hogg
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 Search Property	 Property Sheet	 Lien Holder's	 Redeem_New	 Forms	 Courtview	 Benchmark
Redeemed From Sale						



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

Tax Deed Sales - Redeemed From Sale

Account: 032857500 Certificate Number: 001285 of 2023

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes

