



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

0226-63

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	MUKESH PUNJABI 1948 CASCADES COVE DRIVE ORLANDO, FL 32820	Application date	May 09, 2025
Property description	ENGLISH REGINALD J 3803 N 10TH AVE PENSACOLA, FL 32503 607 N U ST 15-1750-000 BEG 125 FT S OF NE COR OF BLK 212 S 55 FT W 138 FT NWLY TO A PT 150 FT W FROM POB THENCE E PARL TO S (Full legal attached.)	Certificate #	2023 / 7561
		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)
# 2023/7561	06/01/2023	1,210.16	435.66	1,645.82
→ Part 2: Total*				1,645.82

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)
# 2024/7643	06/01/2024	1,304.73	6.25	234.85	1,545.83
Part 3: Total*					1,545.83

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)	3,191.65
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,309.19
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)	4,875.84

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 May 13th, 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.

BEG 125 FT S OF NE COR OF BLK 212 S 55 FT W 138 FT NWLY TO A PT 150 FT W FROM POB THENCE E PABL TO S LI OF BLK 150 FT TO BEG LESS THAT PART OF BLK 212 WEST KING INCLUDED IN DB 315 P 604 TO HORN BLK 212 WEST KING TRACT OR 6498 P 1202 CA 139

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500569

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

MUKESH PUNJABI
1948 CASCADES COVE DRIVE
ORLANDO, FL 32820,

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
15-1750-000	2023/7561	06-01-2023	BEG 125 FT S OF NE COR OF BLK 212 S 55 FT W 138 FT NWLY TO A PT 150 FT W FROM POB THENCE E PARL TO S LI OF BLK 150 FT TO BEG LESS THAT PART OF BLK 212 WEST KING INCLUDED IN DB 315 P 604 TO HORN BLK 212 WEST KING TRACT OR 6498 P 1202 CA 139

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

MUKESH PUNJABI
1948 CASCADES COVE DRIVE
ORLANDO, FL 32820

05-09-2025
Application Date

Applicant's signature



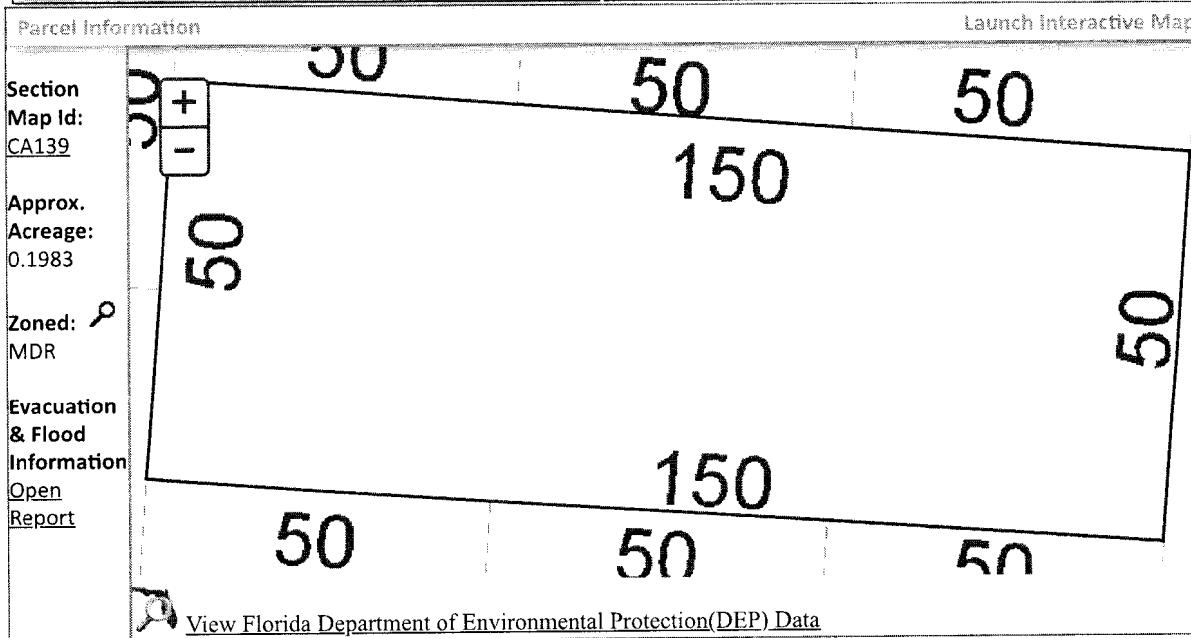
Gary "Bubba" Peters

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:	000S009060012212 <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th><u>Cap Val</u></th>	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	151750000	2024	\$14,253	\$80,078	\$94,331	\$80,941
Owners:	ENGLISH REGINALD J	2023	\$8,638	\$75,801	\$84,439	\$73,583
Mail:	3803 N 10TH AVE PENSACOLA, FL 32503	2022	\$8,638	\$67,639	\$76,277	\$66,894
Situs:	607 N U ST 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	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						

Sales Data Type List:						
Sale Date	Book	Page	Value	Type	Multi	Parcel Records
07/21/2009	6498	1202	\$100	WD	N	
04/1988	2535	996	\$10,500	WD	N	
01/1970	528	246	\$100	WD	N	
01/1970	528	245	\$100	WD	N	
01/1970	528	244	\$100	WD	N	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

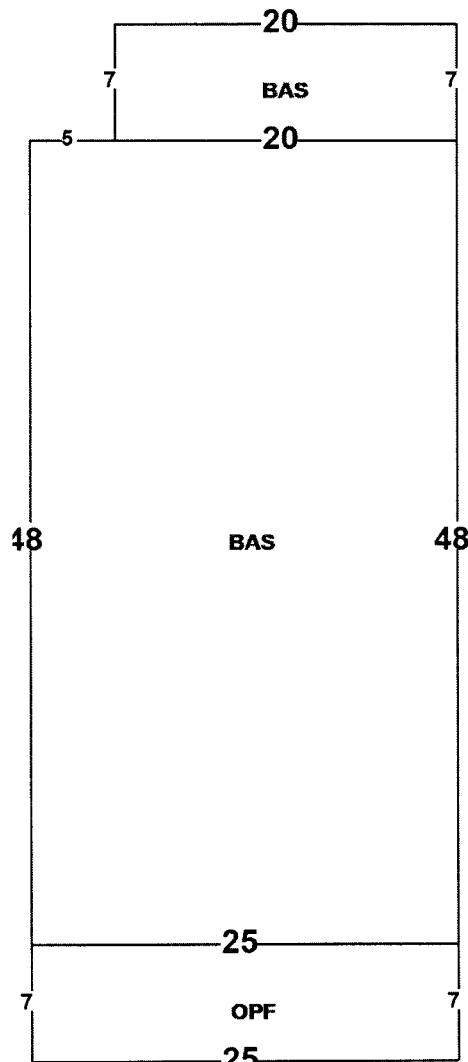


Buildings

Address: 607 N U ST, Improvement Type: SINGLE FAMILY, Year Built: 1928, Effective Year: 1928, PA Building ID#: 25686

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1515 Total SF

BASE AREA - 1340

OPEN PORCH FIN - 175

Images

10/29/2021 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: 05/28/2025 (ID: 6302)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038751 5/28/2025 9:10 AM
OFF REC BK: 9323 PG: 12 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MUKESH PUNJABI** holder of **Tax Certificate No. 07561**, 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:

BEG 125 FT S OF NE COR OF BLK 212 S 55 FT W 138 FT NWLY TO A PT 150 FT W FROM POB THENCE E PARL TO S LI OF BLK 150 FT TO BEG LESS THAT PART OF BLK 212 WEST KING INCLUDED IN DB 315 P 604 TO HORN BLK 212 WEST KING TRACT OR 6498 P 1202 CA 139

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151750000 (0226-63)

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

REGINALD J ENGLISH

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 #: 15-1750-000 CERTIFICATE #: 2023-7651

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 18, 2005 to and including November 18, 2025 Abstractor: Candace Thomas

BY



Michael A. Campbell,
As President
Dated: November 19, 2025

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

November 19, 2025
Tax Account #: **15-1750-000**

1. The Grantee(s) of the last deed(s) of record is/are: **REGINALD J ENGLISH**

By Virtue of Warranty Deed recorded 2/21/2009 in OR 6498/1202

**ABSTRACTOR'S NOTE: WE FIND NO ADDRESS FOR MORTGAGEES PEARL ALLEN
AND ELAIN ALLEN.**

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. **Mortgage in favor of Pearl Allen and Elaine Allen recorded 09/15/2009 – OR 6506/1945**
 - b. **Code Enforcement Lien in favor of Escambia County recorded 01/17/2020 – OR 8233/462**
4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.
Tax Account #: 15-1750-000
Assessed Value: \$80,941.00
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 #: 15-1750-000

CERTIFICATE #: 2023-7651

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

YES NO

Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2025 tax year.

REGINALD J ENGLISH
3803 N 10TH AVE
PENSACOLA, FL 32503

REGINALD J ENGLISH
607 NORTH U ST
PENSACOLA, FL 32505

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

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 19, 2025
Tax Account #:15-1750-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG 125 FT S OF NE COR OF BLK 212 S 55 FT W 138 FT NWLY TO A PT 150 FT W FROM POB
THENCE E PARL TO S LI OF BLK 150 FT TO BEG LESS THAT PART OF BLK 212 WEST KING
INCLUDED IN DB 315 P 604 TO HORN BLK 212 WEST KING TRACT OR 6498 P 1202 CA 139**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-1750-000(0226-63)

WARRANTY DEED

607 North U St
Pensacola, FL 32505
Escambia County, Florida

KNOW ALL MEN BY THESE PRESENTS: that We, William B. Hankins Jr. and Pamela G. Hankins, Husband and Wife, Grantors, for and in consideration of Ten Dollars (\$10.00) And other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto Reginald J. English, a single man whose address is 3803 N 10th Ave, Pensacola FL 32503, Grantees, grantee's heirs, executors, administrators and assigns, forever the following real property, situate, lying and being in the County of Escambia, State of Florida, to wit:

BEGIN 125.00 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 212; THENCE SOUTH 55 FEET; THENCE WEST 138 FEET; THENCE NORTHWESTERLY TO A POINT 150.00 FEET WEST TO THE POINT OF BEGINNING; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID BLOCK 212, 150.00 FEET TO THE POINT OF BEGINNING. LESS THAT PART OF BLOCK 212 INCLUDED IN DEED BOOK 315, PAGE 604. ALL LYING AND BEING IN BLOCK 212 WEST KING TRACT, ESCAM13IA COUNTY, FLORIDA.

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

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby imposed.

And I covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; which this conveyance is made subject to, that is free of lien or encumbrance, and that I, my heirs, executors, and administrators, do fully warrant the title to said land and will defend the same against all claims of persons whomsoever.

** SUBJECT PROPERTY IS NOT THE HOMESTEAD OF GRANTOR**

- Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include plural, the plural the singular, the use of any gender shall include all genders.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 21st day of July 2009.

Page 2

WITNESSES

Pat Sumrall
Print Pat Sumrall
Chris Sanfilippo
Print Chris Sanfilippo
STATE OF FLORIDA
COUNTY OF ESCAMBIA

William B. Hankins Jr.
William B. Hankins Jr, Grantor
Pamela G. Hankins
Pamela G. Hankins, Grantor
FL US ID number
263-17-8204

The foregoing instrument was acknowledged before me
Notary Public at large in and for the State of Florida, by William B. Hankins Jr, and
Pamela G. Hankins who presented Florida Drivers License as identification or is
personally known to me and signed the foregoing instrument in my presence.

Christine S. Sanfilippo
Notary Public

My commission expires

Prepared by
William B. Hankins
1901 W. Garden St.
Pensacola FL 32501



PREPARED BY AND RETURN TO:
Edsel F. Matthews, Jr., P.A.
308 S. Jefferson Street
Pensacola, FL 32502

MORTGAGE

THIS MORTGAGE dated the 9th day of September, 2009, from **REGINALD J. ENGLISH**, a single man, hereinafter called the Borrower or mortgagor, whether there be one or more, masculine or feminine, and hereinafter referred to in the singular, to **PEARL ALLEN and ELAINE ALLEN, Husband and Wife**, hereinafter called the Lender or Mortgagee.

WITNESSETH that the mortgagor, for and in consideration of the sum of **SIXTEEN THOUSAND AND NO/100 DOLLARS (\$16,000.00)**, the receipt of which is hereby acknowledged, and of other good and valuable considerations does hereby bargain, sell, convey and grant unto the Lender, its successors and assigns the following described real estate situate, lying and being in the County of Escambia, State of Florida, to-wit:

BEGIN 125.00 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 212; THENCE SOUTH 55 FEET; THENCE WEST 138 FEET; THENCE NORTHWESTERLY TO A POINT 150.00 FEET WEST TO THE POINT OF BEGINNING; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID BLOCK 212, 150.00 FEET TO THE POINT OF BEGINNING. LESS THAT PART OF BLOCK 212 INCLUDED IN DEED BOOK 315, PAGE 604. ALL LYING AND BEING IN BLOCK 212 WEST KING TRACT, ESCAMBIA COUNTY, FLORIDA.

and all lien of this mortgage shall extend to and cover all property and property rights, real or personal or mixed and of whatever character or nature, which may at any time hereafter be acquired, owned, held, possessed or enjoyed in any manner by the mortgagor, his heirs, assigns, servants, employees or any other person in or on the above described premises, and all structures and improvements now or hereafter on said land, and all easements, rights, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures attached thereto and all rents, issues, proceeds and profits, accruing therefrom, and all gas, steam, electric, water and other heating, cooling, cooking, refrigerating, lights, plumbing, ventilating, irrigating, and power systems, machines, equipment, appliances, fixtures, and appurtenances which now or hereafter may pertain to or be used with, or on said premises, even though they may be detached or detachable.

TO HAVE AND TO HOLD the same, together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, to the Lender, its successors and assigns in fee simple forever.

And the mortgagor, for themselves, their heirs, successors, assigns and legal representatives, covenants with the Lender, their successors and assigns that mortgagor is indefeasibly seized of said property in fee simple; that mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for the Lender, its successors and assigns at all times peaceable and quietly to enter upon, hold, occupy and enjoy said property and every part thereof; that the said property and every part thereof is free from all encumbrances of every kind and character; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the Lender, its successors and assignees, as may reasonably be required; that the mortgagor does hereby fully warrant the title to said property and every part thereof and will defend the same against the lawful claims of all persons whomsoever; and that the mortgagor shall duly, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every the stipulations, agreements, conditions covenants of the promissory note of even date herewith.

This conveyance is intended to be and is a mortgage to secure the payment of the existing indebtedness represented by that certain promissory note of date even herewith for the sum of **SIXTEEN THOUSAND AND NO/100 DOLLARS (\$16,000.00)** made by the mortgagor payable to the order of the Lender with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in said note.

This mortgage shall also secure all extensions or renewals of the above described note, such future or additional advances as may be made by the mortgagee at the option of the mortgagee to the mortgagor, and also, the payment of any and all notes, liabilities, and obligations of the mortgagor to the mortgagee, its successors or assigns, whether as makers endorser, guarantor or otherwise, and whether such notes, liabilities or obligations, or any of them, be now in existence or accrue or raise hereafter, or be now owned or held by the mortgagee, or be acquired hereafter, it being the intent and purpose of the mortgagor to secure, by the mortgage, all notes, claims, demands, liabilities and obligations which the mortgagee, its successors or assigns, may have, hold or acquire at any time during the life of this mortgage against the mortgagor. Provided, that the total of all amounts secured hereby shall not exceed at any one time the sum of **SIXTEEN THOUSAND AND NO/100 DOLLARS (\$16,000.00)** in the aggregate; and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this mortgage, or on or before twenty (20) years after the date of this mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration.

And the mortgagor further covenants and agrees as follows:

(1) To pay all and singular the principal and interest and other sums of money payable by virtue of said promissory note, any instrument or instruments evidencing one or more future or additional advances, and/or this mortgage promptly on the days that he same respectively become due.

(2) To keep perfect and unimpaired the security hereby given and to permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.

(3) To pay all and singular the taxes, assessments, obligations and encumbrances of every nature now on said property or that hereafter may be levied, assessed or imposed thereon when due and payable according to law and before they become delinquent; and if the same not be promptly paid the Lender may, at any time either before or after delinquency, pay the same without waiving or affecting its right to foreclose this mortgage or any other right hereunder and all sums so paid shall become a part of the indebtedness secured hereby and at the option of the Lender, shall bear interest from the date of each such payment at the maximum rate allowed by law.

(4) To keep the improvements now or hereafter on the mortgaged property insured against loss by fire, windstorm and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Lender and to pay promptly when due all premiums for such insurance; and if such premiums not be promptly paid the Lender may, at any time either before or after delinquency, pay the same without waiving or affecting its right to foreclose this mortgage or any other right hereunder and all sums so paid become a part of the indebtedness secured hereby and at the option of the lender, shall bear interest from the date of each such payment at the maximum rate allowed by law. The amounts of insurance required by the Lender shall be the minimum amounts for which insurance may be written and the mortgagor shall maintain such additional insurance as may be necessary to meet and fully comply with all co-insurance requirements contained in any of said policies to the end that the Lender shall not be a co-insurer thereunder. All insurance shall be carried with a company or companies approved by the Lender and all policies and renewals thereof shall be delivered to and held by the Lender; Each policy of insurance shall have attached to it a loss payable clause in favor of and in form acceptable to the Lender. In event any sum of money becomes payable under any such policy, the Lender shall have the option to receive and apply the same on account of the indebtedness secured hereby or to permit the mortgagor to receive and use it or any part thereof, without thereby waiving or impairing any right, lien, or equity under or by virtue of the mortgage. The Lender is empowered to adjust, compromise, submit to arbitration and appraisement and to collect and apply to the indebtedness secured hereby any claim for loss arising under any such insurance policy and to that end it is irrevocably appointed attorney in fact or mortgagor to do all acts and executed all instruments necessary or appropriate for such purpose.

(5) That the Lender shall have the right from time to time to expend such sums as it shall deem necessary to keep the improvements on said mortgaged property in good condition and repair, and all sums so expended shall be added to and become a part of the principal indebtedness secured by this mortgage and shall bear interest and be payable as herein provided for the payment of such principal indebtedness and interest and the lien of this mortgage shall extend to an secure the same.

(6) That in the event a suit shall be instituted to foreclose this mortgage the Lender, its successors or assigns, shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver for all and singular the mortgaged property and of all the rents, income, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases and such appointments shall be made by such court as a matter of strict right to the Lender, its successors or assigns, without reference to the adequacy of the value of the property hereby mortgaged or to the solvency or insolvency of the mortgagor, mortgagor's legal representatives, successors or assigns, and that such rents, profits, incomes, issues, and revenues shall be applied by such receiver to the payment of the mortgage indebtedness, costs, and charges, according to the order of said court.

(7) That (a) in the event of any breach of this mortgage or default on the part of the mortgagor, or (b) in the event there shall be a default in payment of any of the sums of money referred to herein under the terms of the note or other instrument or instruments evidencing the necessity of payment of same, or (c) in the event there shall be a default in the payment of any of the sums of money required to be paid by the terms hereto, or (d) in the event that each and every of the stipulations, agreements, conditions and covenants of any said note, of any said instrument and of this mortgage, are not duly, promptly and fully performed; then in either or any such event, the aggregate sum or sums secured thereby then remaining unpaid, with interest accrued at the time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of the Lender, or its assigns, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such date, anything in said note or instrument or instruments or in this mortgage to the contrary notwithstanding; and thereupon, or thereafter at the option of the Lender, or its assigns, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby had matured prior to its institution. The Lender, or its assigns, may foreclose this mortgage, as to the amount os declared due and payable, and the said premises shall be sold to satisfy and pay the same with costs, expenses and allowances.

(8) If all or any part of the property or an interest therein is sold or transferred by Borrower without Lender's prior written consent, excluding (a) the creation of alien or encumbrance subordinate to this Mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant or (d) the grant of any leasehold interest of three (3) years or less not containing an option to purchase, Lender may, at Lender's option, declare all sums secured by this Mortgage to be immediately due and payable. Lender shall have waived such option to accelerate if, prior to the sale or transfer, Lender and the person to whom the property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Lender and that the interest payable on the sums secured by this mortgage shall be at such rate as Lender shall request.

If Lender has waived the option to accelerate provided in this paragraph, and if Borrower's successor in interest has executed a written assumption agreement accepted in writing by Lender, Lender shall release Borrower from all obligations under this mortgage and the note.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration by certified mail. Such notice shall provide a period of not less than thirty (3) days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by the terms of this mortgage.

(9) If foreclosure proceedings of any second mortgage or any junior lien of any kind upon the said property or any part hereof shall be instituted, the Lender may, at its option, immediately or thereafter declare this mortgage and the indebtedness secured hereby due and payable forthwith, and thereupon may at its option proceed to foreclose this mortgage.

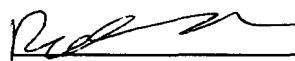
(10) To pay all and singular the costs, charges and expenses, including reasonable attorneys' fees and costs of abstracts of title, incurred or paid at any time by the Lender or its assigns in collecting or attempting to collect the indebtedness secured hereby or in foreclosing or attempting to foreclose this mortgage or in enforcing any of its rights hereunder or incurred or paid by it because of the failure on the part of the mortgagor promptly and fully to perform the agreements and covenants of the instrument or instruments evidencing the indebtedness secured hereby and this mortgage; and said cost, charges and expenses shall be immediately due and payable and shall be secured by the lien of this mortgage.

The mortgagor does also hereby assign, transfer, set over and pledge to the Lender, its successors and assigns, as further security and means for the discharge of the indebtedness, obligations, undertakings and liabilities secured hereby and those evidenced hereby, all leases of all or any part of the property hereby mortgaged now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, and all of the rents, issues and profits of the said property and the improvements now or hereafter thereon, which rents, issues and profits may become due and payable at any time during the life of this mortgage when any amount shall be due and unpaid by the mortgagor hereunder or when the mortgagor shall otherwise be in default hereunder, whether said rents, issues and profits shall be due from the present of any future tenants or leases thereof, with full power and authority in the Lender or its assigns to collect and receive the same from said tenants or leases or from any real estate agent or other person collecting the same, and to give proper receipts and acquittance's therefore and after paying all commissions of any rental agent collecting the same and any attorney's fees and other expenses incurred in collecting the same to apply the net proceeds of such collections upon any and all indebtedness, obligations, undertakings or liabilities of the mortgagor hereunder.

To the extent of the indebtedness of the mortgagor to the Lender secured hereby the Lender is hereby subrogated to the lien or liens and to the rights of the owners and holders thereof of each and every mortgage, lien or other encumbrances on the land described herein which is paid or satisfied, in whole or in part, from the proceeds of the loan evidenced by said note or from the proceeds of any future or additional advances, and the liens of said mortgages or other encumbrances, shall be and the same and each of them hereby are preserved and shall pass to and be held by the Lender herein as security for the indebtedness to the Lender hereby secured, to the same extent that it would have been preserved and would have been passed to and been held by the Lender has it been duly and regularly assigned, transferred, set over and delivered unto the Lender by separate deed of assignment, notwithstanding the fact that the same may be satisfied and canceled of record, it being the intention that the same will be satisfied and canceled of record by the holders thereof at or about the time of the recording of this mortgage.

IN WITNESS WHEREOF, the mortgagor has hereunto set its hand and seal, the day and year first above written.

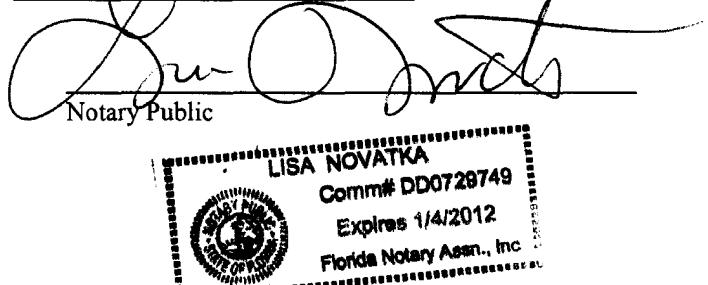

Print Name: Lisa Novatka


REGINALD J. ENGLISH


Print Name: Lori Lawlor

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14 day of September, 2009, by Reginald J. English, who is personally known to me or who produced FJ DL as identification.



Recorded in Public Records 1/17/2020 2:18 PM OR Book 8233 Page 268,
Instrument #2020005164, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,
VS.

**CASE NO: CE19084076U
LOCATION: 607 N U ST
PR#: 000S009060012212**

ENGLISH, REGINALD J
3803 N 10TH AVE
PENSACOLA, FL 32503

RESPONDENT(S)

ORDER

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

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

Unsafe Structure - 30-203 (A) Plumbing

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

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

Unsafe Structures - 30-203 (L) Electrical outlets/fixtures/wiring

Unsafe Structures - 30-203 (M) Foundation/subfloor

Unsafe Structures - 30-203 (O) Roof

Unsafe Structures - 30-203 (P) Eaves/soffits

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **2/4/2020** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

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

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

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$25.00** per day, commencing **2/5/2020**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND OWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia

County Resolution R2017-132, costs int the amount of \$235.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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

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

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

DONE AND ORDERED at Escambia County, Florida on the 14th day of January, 2020.

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

CLERK OF THE CIRCUIT COURT & COMPTROLLER

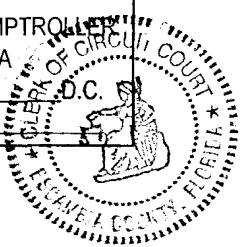
ESCAMBIA COUNTY, FLORIDA

BY: Allyson Cooper

DATE: 01-17-2020

John B. Trawick
Special Magistrate

Office of Environmental Enforcement



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0226-63

Document Number: ECSO25CIV056678NON

Agency Number: 26-002178

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07561 2023

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: REGINALD J ENGLISH

Defendant:

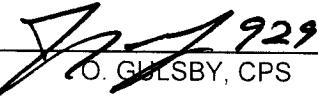
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/19/2025 at 8:53 AM and served same at 8:05 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:



O. GULSBY, 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 **MUKESH PUNJABI** holder of Tax Certificate No. 07561, 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:

BEG 125 FT S OF NE COR OF BLK 212 S 55 FT W 138 FT NWLY TO A PT 150 FT W FROM POB THENCE E PARL TO S LI OF BLK 150 FT TO BEG LESS THAT PART OF BLK 212 WEST KING INCLUDED IN DB 315 P 604 TO HORN BLK 212 WEST KING TRACT OR 6498 P 1202 CA 139

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151750000 (0226-63)

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

REGINALD J ENGLISH

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:

607 N U ST 32505



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.

RECEIVED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07561 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:

REGINALD J ENGLISH 3803 N 10TH AVE PENSACOLA, FL 32503	REGINALD J ENGLISH 607 NORTH U ST PENSACOLA FL 32505	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502		

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

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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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Personal Services:

REGINALD J ENGLISH
3803 N 10TH AVE
PENSACOLA, FL 32503

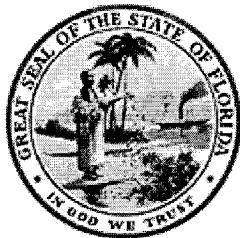
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Search Property	Property Sheet	Lien Holder's	Redeem New	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed Sales - Redeemed From Sale

Account: 151750000 Certificate Number: 007561 of 2023

Date Of
Redemption 

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name  

Notes  

