



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

0222-47

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	PALM SPRINGS LAKES PROPERTIES LLC 7933 MIRAMAR PARKWAY HOLLYWOOD, FL 33023 6702 WHITE OAK DR 03-1879-000 N 15 FT OF LT 10 AND ALL LT 11 BLK B OAKFIELD ACRES PARCEL NO 3 PB 5 P 68 OR 7928 P 1139	Certificate #	2019 / 1329
		Date certificate issued	06/01/2019

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)
# 2019/1329	06/01/2019	2,334.91	116.75	2,451.66
→Part 2: Total*				2,451.66

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)
# 2020/1435	06/01/2020	2,419.83	6.25	120.99	2,547.07
Part 3: Total*					2,547.07

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)	4,998.73
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,342.36
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)	7,716.09

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

Sign here: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 27th, 2021

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: _____ Date of sale <u>02/07/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100353

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
03-1879-000	2019/1329	06-01-2019	N 15 FT OF LT 10 AND ALL LT 11 BLK B OAKFIELD ACRES PARCEL NO 3 PB 5 P 68 OR 7928 P 1139

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

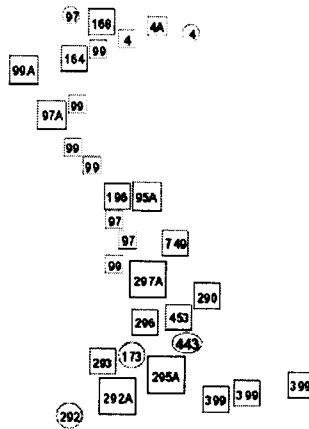
[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

◀ Nav. Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

<div>General Information</div> <div>Reference: 281S304100101002</div> <div>Account: 031879000</div> <div>Owners: PALM SPRINGS LAKES PROPERTIES LLC</div> <div>Mail: 7933 MIRAMAR PARKWAY HOLLYWOOD, FL 33023</div> <div>Situs: 6702 WHITE OAK DR 32503</div> <div>Use Code: SINGLE FAMILY RESID </div> <div>Taxing Authority: COUNTY MSTU</div> <div>Tax Inquiry: Open Tax Inquiry Window</div> <div>Tax Inquiry link courtesy of Scott Lunsford</div> <div>Escambia County Tax Collector</div>	<div>Assessments</div> <table><tr><th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr><tr><td>2020</td><td>\$23,000</td><td>\$134,773</td><td>\$157,773</td><td>\$157,773</td></tr><tr><td>2019</td><td>\$23,000</td><td>\$126,436</td><td>\$149,436</td><td>\$149,436</td></tr><tr><td>2018</td><td>\$22,800</td><td>\$118,098</td><td>\$140,898</td><td>\$140,898</td></tr></table> <div>Disclaimer</div> <div>Market Value Breakdown Letter</div> <div>Tax Estimator</div> <div>File for New Homestead Exemption Online</div> <div>Report Storm Damage</div>	Year	Land	Imprv	Total	Cap Val	2020	\$23,000	\$134,773	\$157,773	\$157,773	2019	\$23,000	\$126,436	\$149,436	\$149,436	2018	\$22,800	\$118,098	\$140,898	\$140,898																																		
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<div>Sales Data</div> <table><thead><tr><th>Sale Date</th><th>Book</th><th>Page</th><th>Value</th><th>Type</th><th>Official Records (New Window)</th></tr></thead><tbody><tr><td>03/28/2019</td><td>8072</td><td>440</td><td>\$100</td><td>QC</td><td></td></tr><tr><td>11/20/2018</td><td>8002</td><td>1016</td><td>\$111,900</td><td>WD</td><td></td></tr><tr><td>11/20/2017</td><td>7928</td><td>1139</td><td>\$100</td><td>WD</td><td></td></tr><tr><td>08/03/2017</td><td>7763</td><td>1447</td><td>\$71,800</td><td>CT</td><td></td></tr><tr><td>07/2004</td><td>5469</td><td>207</td><td>\$159,000</td><td>WD</td><td></td></tr><tr><td>07/1996</td><td>4027</td><td>344</td><td>\$100</td><td>WD</td><td></td></tr><tr><td>01/1972</td><td>607</td><td>607</td><td>\$36,000</td><td>WD</td><td></td></tr><tr><td>01/1968</td><td>420</td><td>62</td><td>\$32,200</td><td>WD</td><td></td></tr></tbody></table> <div>Official Records Inquiry courtesy of Pam Childers</div> <div>Escambia County Clerk of the Circuit Court and</div> <div>Comptroller</div>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/28/2019	8072	440	\$100	QC		11/20/2018	8002	1016	\$111,900	WD		11/20/2017	7928	1139	\$100	WD		08/03/2017	7763	1447	\$71,800	CT		07/2004	5469	207	\$159,000	WD		07/1996	4027	344	\$100	WD		01/1972	607	607	\$36,000	WD		01/1968	420	62	\$32,200	WD		<div>2020 Certified Roll Exemptions</div> <div>None</div> <div>Legal Description</div> <div>N 15 FT OF LT 10 AND ALL LT 11 BLK B OAKFIELD ACRES</div> <div>PARCEL NO 3 PB 5 P 68 OR 8072 P 440</div> <div>Extra Features</div> <div>POOL</div>
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Parcel Information Section Map Id: 28-1S-30 Approx. Acreage: 0.3873 Zoned: MDR Evacuation & Flood Information Open Report	Launch Interactive Map
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View Florida Department of Environmental Protection (DEP) Data

Buildings

Address: 6702 WHITE OAK DR, Year Built: 1964, Effective Year: 1964, PA Building ID#: 57252

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

INTERIOR WALL-PANEL-PLYWOOD

NO. PLUMBING FIXTURES-8

NO. STORIES-2

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 3605 Total SF

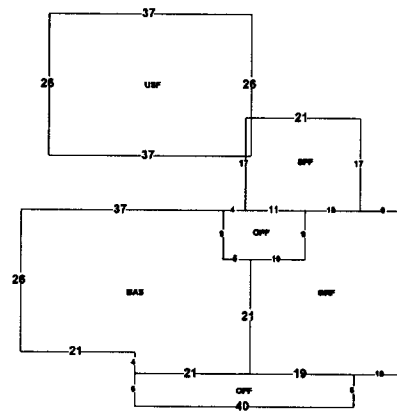
BASE AREA - 1131

GARAGE FIN - 780

OPEN PORCH FIN - 375

SCRN PORCH FIN - 357

UPPER STORY FIN - 962



Images



2/15/19

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: 05/03/2021 (tc.30725)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 01329**, issued the **1st day of June, A.D., 2019** 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 15 FT OF LT 10 AND ALL LT 11 BLK B OAKFIELD ACRES PARCEL NO 3 PB 5 P 68 OR 7928 P 1139

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031879000 (0222-47)

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

PALM SPRINGS LAKES PROPERTIES LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of February, which is the **7th day of February 2022**.

Dated this 14th day of May 2021.

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 #: 03-1879-000 CERTIFICATE #: 2019-1329

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 15, 2001 to and including November 15, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: November 16, 2021

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

November 16, 2021

Tax Account #: **03-1879-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PALM SPRINGS LAKES PROPERTIES, LLC**

By Virtue of Quit Claim Deed recorded 4/2/2019 in OR 8072/440

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 Acuity USA LLC, a Florida Limited Liability Company recorded 11/21/2018 – OR 8002/1018 together with Assumption Agreement recorded 4/12/2019 – OR 8078/62**

4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.

Tax Account #: 03-1879-000

Assessed Value: \$169,095.00

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: FEB 7, 2022

TAX ACCOUNT #: 03-1879-000

CERTIFICATE #: 2019-1329

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>2020</u> tax year.

PALM SPRINGS LAKES PROPERTIES LLC
7933 MIRAMAR PARKWAY
HOLLYWOOD, FL 33023

ACUITY USA LLC
11590 SHIPWATCH DR. SUITE #243
LARGO, FL 33774

PAM SPRINGS LAKES PROPERTIES LLC
6702 WHITE OAK DR.
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 16th day of November, 2021.

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 16, 2021

Tax Account #:03-1879-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**N 15 FT OF LT 10 AND ALL LT 11 BLK B OAKFIELD ACRES PARCEL NO 3 PB 5 P 68 OR 7928 P
1139**

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-1879-000(0222-47)

Recorded in Public Records 4/2/2019 3:00 PM OR Book 8072 Page 440,
Instrument #2019028796, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by and return to:

Rock It Properties I, LLC
233 N Federal Highway #65
Dania Beach FL 33004

.....[Space Above This Line For Recording Data].....

Quit Claim Deed

This Quit Claim Deed made this 28 day of **March, 2019** between **Rock It Properties I, LLC** whose post office address is **3309 NE 33 Street, Fort Lauderdale FL 33308**, grantor, and **Palm Springs Lakes Properties, LLC** whose post office address is **7933 Miramar Parkway, Miramar FL 33023**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida**, to-wit:

Lot 11 and the North 15 feet of Lot 10, Block "B", OAKFIELD ACRES, Parcel 3, Section 28, Township 1 South Range 30 West, Escambia County, Florida according to the Plat recorded in Plat Book 5, Page 68, of the Public Records of said county.

Parcel Identification Number: 03-1879-000

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.

And the grantor hereby covenants with said grantee that the 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 persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime.

BK: 8072 PG: 441 Last Page

Signed, sealed and delivered in our presence:

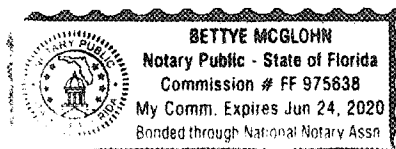
Alex Blacke
 Witness Name: Alex Blacke
Betty McGlohn
 Witness Name: Betty McGlohn

Rock It Properties I, LLC
 By: Mary Batista
 Mary Batista, Manager

State of Florida
 County of Broward

The foregoing instrument was acknowledged before me this 28 day of March, 2019 by Mary Batista Manager of Rock It Properties I, LLC a Florida limited liability company she ☐ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Betty McGlohn
 Notary Public

Printed Name: Betty McGlohn

My Commission Expires: _____

Recorded in Public Records 11/26/2018 3:01 PM OR Book 8002 Page 1018,
Instrument #2018093221, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 MTG Stamps \$402.50 Int. Tax \$230.00

THE MORTGAGE AMOUNT IS \$115,000.00 AND IS AN INTEREST ONLY MORTGAGE. THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$115,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

Purchase Money First Mortgage

Executed the 21st day of November, 2018 (the "Effective Date") by

Rock It Properties I LLC, a Florida Limited Liability Company, whose address is 233 N. Federal Highway #65, Dania, FL 33004, hereinafter called the mortgagor, to and in favor of

Acuity USA LLC, a Florida Limited Liability Company, whose address is 11590 Shipwatch Dr. Suite #243, Largo, FL 33774, hereinafter called the mortgagee.

Witnesseth, that for good and valuable consideration, including without limitation, the amounts owed to the mortgagee under that certain promissory note in the principal amount of **\$115,000.00** that is effective as of the Effective Date (the "Note"), the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all of that certain land and improvements thereon located in in **Escambia County Florida**, which the mortgagor is now seized and in possession and which is described as follows (collectively, the "Mortgaged Property")

Lots 11 and the North 15 feet of Lot 10, Block "B", OAKFIELD ACRES, Parcel 3, Section 28, Township 1 South, Range 30 West, Escambia County, Florida, according to the Plat recorded in Plat Book 5, Page 68, of the Public Records of said county.

Parcel ID No: 281S304100101002

AKA: 6702 White Oak Dr. Pensacola, FL 32503

THE MORTGAGOR REPRESENTS AND WARRANTS THAT THE MORTGAGED PROPERTY IS NOT THE HOMESTEAD OF THE MORTGAGOR OR ANY OWNER OF THE MORTGAGOR UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA AND THE MORTGAGOR FURTHER REPRESENTS AND WARRANTS THAT THE PROPERTY WILL BE USED AS NON-OWNER OCCUPIED INVESTMENT PROPERTY. NEITHER THE MORTGAGOR NOR ANY OWNER OF THE MORTGAGOR NOR ANY MEMBERS OF THE MORTGAGORS HOUSEHOLD OR FAMILY RESIDES OR WILL RESIDE THEREON AND ALSO WILL NOT USE THE PROPERTY FOR PERSONAL, FAMILY OR HOUSEHOLD USE.

To have and to Hold the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

And the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of the Mortgaged Property in fee simple; that the mortgagor has good right and authority to convey said as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to the Mortgaged Property in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to the Mortgaged Property and will defend the same against lawful claims of all persons whomsoever; and that the Mortgaged Property is free and clear of all encumbrances except taxes for the year **2018** and subsequent years.

Provided always, that if the mortgagor shall pay in full to the mortgagee all amounts owed to the mortgagee pursuant to the Note, which is incorporated by reference and made a part hereof, and if the mortgagor shall perform, comply with and abide by each and every agreement, stipulation, condition, and covenant of the Note and of this mortgage, then this mortgage and the estate hereby created, shall cease and shall be null and void.

And the mortgagor hereby further covenants and agrees: to pay promptly when due the principal and interest and other sums of money provided for in the Note and/or this mortgage; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature, or either, on or with respect to the Mortgaged Property; to not permit, commit or suffer any waste, impairment or deterioration of the Mortgaged Property or the improvements thereon at any time; to keep the buildings now or hereafter on the Mortgaged Property fully insured in a sum of not less than **full insurable value** in a company or companies acceptable to the mortgagee, and with deductibles acceptable and coverages acceptable to the mortgagee, the policy or policies to be held by, and payable to, the mortgagee, and in the event any sum becomes payable by virtue of such insurance, the mortgagee shall have the right to receive and apply the

BK: 8002 PG: 1019

same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including reasonable attorneys' fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of the Note and/or this mortgage; to perform, comply with and abide by each and every agreement, stipulation, condition, and covenant set forth in the Note and this mortgage. In the event the mortgagor fails to pay when due any tax, assessments, insurance premium or other sum of money payable by virtue of the Note and/or this mortgage, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from the date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

If any amount owed to the mortgagee under the Note or this mortgage is not paid within fifteen (15) days next after the same becomes due, or if each and every agreement, stipulation, condition, and covenant of the Note and this mortgage is not fully performed, complied with and abided by, then the mortgagee shall have the right and option to declare the entire sum or indebtedness evidenced by the Note and this mortgage immediately due and payable, notwithstanding anything to the contrary in the Note or in this mortgage. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under the Note or this mortgage accrued or thereafter accruing.

In the event of foreclosure of this mortgage or any action to collect the Note, the mortgagor agrees that a reasonable attorneys' fee shall be (10%) of the principal sum stated in the Note, pursuant to Sec. 687.06 Florida Statutes.

The mortgagor hereby absolutely and unconditionally grants, transfers, conveys, sells, sets over and assigns to the mortgagee all of the mortgagor's right, title and interest now existing and hereafter arising in and to the leases, subleases, concessions, licenses, franchises, occupancy agreements, tenancies, sub-tenancies and other agreements, either oral or written, now existing and hereafter arising which affect the Mortgaged Property, the mortgagor's interest therein or any improvements located thereon, together with any and all security deposits, guaranties of each lessee's and/or tenant's obligations (including any and all security therefor) and other security under any such leases, subleases, concessions, licenses, franchises, occupancy agreements, tenancies, sub-tenancies and other agreements (all of the foregoing, and any and all extensions, modifications and renewals thereof, shall be referred to, collectively, as the "Leases"), and hereby gives to and confers upon the mortgagee the right to collect all the income, rents, issues, profits, royalties and proceeds from the Leases and any business conducted on the Mortgaged Property and any and all prepaid rent and security deposits thereunder (collectively, the "Rents"). This mortgage is intended by the mortgagee and the mortgagor to create, and shall be construed to create, an absolute assignment to the mortgagee of all of the mortgagor's right, title and interest in and to the Leases and the Rents and shall not be deemed merely to create a security interest therein for the payment of any indebtedness or the performance of any obligations under the Note and this mortgage. The mortgagor irrevocably appoints the mortgagee its true and lawful attorney, at the option of the mortgagee, at any time to demand, receive and enforce payment, to give receipts, releases and satisfactions, and to sue, either in the name of the mortgagor or in the name of the mortgagee, for all Rents, and to apply the same to the obligations secured by this mortgage. The mortgagor further irrevocably appoints the mortgagee its true and lawful attorney, at the option of the mortgagee, at any time to generally do, execute and perform any other act, deed, matter or thing whatsoever that ought to be done, executed and performed with respect to the Mortgaged Property and the Leases, as fully as the mortgagor might do, but any action or failure or refusal to act by the mortgagee shall be at its election and without any liability on its part. Notwithstanding the foregoing assignment of Leases and Rents, so long as no event of default of the Note or this mortgage remains uncured, the mortgagor shall have a revocable license, to collect all Rents, and to retain the same. Upon any event of default under the Note or this mortgage, the mortgagor's license to collect and retain Rents shall terminate automatically and without the necessity for any notice. While any event of default remains uncured: (i) the mortgagee may at any time, without notice, in person, by agent or by court-appointed receiver, and without regard to the adequacy of any security for the obligations secured by this mortgage, enter upon any portion of the Mortgaged Property and/or, with or without taking possession thereof, in its own name sue for or otherwise collect Rents (including past due amounts); and (ii) without demand by the mortgagee therefor, the mortgagor shall promptly deliver to the mortgagee all prepaid rents, deposits relating to Leases or Rents, and all other Rents then held by or thereafter collected by the mortgagor, whether prior to or during the continuance of any event of default. Any Rents collected by or delivered to the mortgagee may be applied by the mortgagee against the obligations secured by this mortgage, less all expenses including attorneys' fees and disbursements in such order as the mortgagee shall determine in its sole and absolute discretion. No application of Rents against any obligation secured by this mortgage or other action taken by mortgagee with respect to Leases or Rents shall be deemed or construed to cure or waive any event of default, or to invalidate any other action taken in response to such event of default, or to make the mortgagee a mortgagee-in-possession of the Mortgaged Property. The mortgagor hereby irrevocably authorizes and directs the tenants under all Leases to pay all amounts owing to the mortgagor thereunder to the mortgagee following receipt of any written notice from the mortgagee that states that an event of default remains uncured and that all such amounts are to be paid to the mortgagee. The mortgagor further authorizes and directs all such tenants to pay all such amounts to the mortgagee.

BK: 8002 PG: 1020 Last Page

without any right or obligation to inquire as to the validity of the mortgagee's notice and regardless of the fact that the mortgagor has notified any such tenants that the mortgagee's notice is invalid or has directed any such tenants not to pay such amounts to the mortgagee. The mortgagor hereby agrees to defend, indemnify and hold harmless the mortgagee: against and from any and all liability, loss, damage and expense, including reasonable attorneys' fees, which the mortgagee may or shall incur under or in connection with any of the Leases; and against and from any and all claims and demands whatsoever which may be asserted against the mortgagor by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants and conditions contained in any of the Leases. Nothing contained herein shall operate or be construed to obligate the mortgagee to perform any of the terms, covenants or conditions contained in any of the Leases, or to take any measures, legal or otherwise, to enforce collection of any of Rents or other payments, or otherwise to impose any obligation upon the mortgagee with respect to any of the Leases, including but not limited to, any obligation arising out of any covenant or quiet enjoyment therein contained, in the event that any tenant or sub-tenant shall have been joined as a defendant in any action to foreclose this mortgage and the estate of tenant or sub-tenant shall have been thereby terminated. Prior to actual entry into or the taking of possession of the Mortgaged Property by the mortgagee, the foregoing assignments of Rents and Leases shall not operate to place upon the mortgagee any responsibility for the operation, control, care, management or repair of the Mortgaged Property, and the execution of this mortgage by the mortgagor shall constitute conclusive evidence that all responsibility for the operation, control, care, management and repair of the Mortgaged Property is and shall be that of the mortgagor prior to such actual entry and taking of possession.

In Witness Whereof, the mortgagor has hereunto duly signed and sealed and executed this mortgage to be effective for all purposes as of the Effective Date.

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$115,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE

Vincent Moyer
Signature of Witness

Vincent Moyer
Printed Name of Witness

[Signature]
Signature of Witness

Leylan Shakirzyanova
Printed Name of Witness

Rock It Properties I LLC
By: [Signature]
Mary Batista, as its Manager

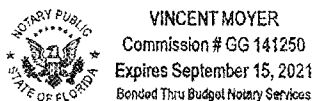
State of Florida
County of Broward

The foregoing instrument was acknowledged before me, this 21 day of November, 2017 by Mary Batista, as the Manager of Rock It Properties I LLC, a Florida Limited Liability Company, on behalf of said company, and who is personally known to me or who has produced FL Driver's License as identification.

[Affix Notary Public Seal or Stamp]

Vincent Moyer
Signature of Notary Public

Vincent Moyer
Printed Name of Notary Public



**Recorded in Public Records 4/12/2019 2:57 PM OR Book 8078 Page 62,
Instrument #2019032228, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50**

Prepared by and return to:

**Rock It Properties I, LLC
3309 NE 33 Street
Fort Lauderdale FL 33308**

_____[Space Above This Line For Recording Data]_____

ASSUMPTION AGREEMENT

THIS AGREEMENT made and entered into in triplicate by and between Acuity USA, LLC, (Lender), as the first party, and Rock It Properties I, LLC, (Seller), as the second party, and Palm Springs Lakes Properties, LLC, (Purchaser), as the third party.

Lender heretofore did make a loan to Seller evidenced as follows: promissory note dated November 21, 2018 in the principal amount of \$115,000.00. Such loan was secured by a Purchase Money First Mortgage of the same date which was recorded in Deed Book 8002 , page 1018, Escambia County, Florida, public records.

Seller has agreed to sell and Purchaser has agreed to buy the Premises subject to assumption by the Purchaser of the obligations set forth in the said promissory note and deed to secure debt owed to Lender.

Seller and Purchaser have requested Lender to (1) consent to the assumption by Purchaser of the obligations set forth in said note and deed to secure debt and (2) release Seller from Seller's obligations thereunder;

Lender is willing to consent to the assumption by Purchaser and the release of Seller upon condition that the Seller and Purchaser agree to meet all of the requirements for transfer and assumption and release according to the current policy promulgated by Lender, all of which the said parties agree to;

NOW, THEREFORE, IN CONSIDERATION OF THE ASSUMPTION OF THE OBLIGATIONS under said note (as hereafter modified) and deed to secure debt and the payment of the transfer fee due the Lender and of the agreement to meet all other requirements of transfer and in further consideration of Purchaser's agreement to repay the balance due under said note of \$115,000.00 which sum shall bear interest at the rate of 12.00% per annum, said principal and interest being repaid in consecutive monthly installment of \$1,150.00 beginning on January 1, 2019, and on the same day of each month following until said indebtedness is paid in full, LENDER AGREES TO PURCHASER'S ASSUMPTION AND DOES HEREBY RELEASE SELLER FROM SAID OBLIGATIONS AND PURCHASER AGREES TO ASSUME THE OBLIGATIONS UNDER THE NOTE (as hereinabove modified) AND UNDER THE PURCHASE MONEY FIRST MORTGAGE.

Purchasers acknowledges that Purchaser has received a copy of said promissory note and purchase money first mortgage, has read both instruments and has been afforded an opportunity to consult with counsel of Purchaser's choice prior to execution of this instrument.

Purchaser further acknowledges the right to accelerate the debt and the power of attorney given herein to Lender to sell the Premises by judicial foreclosure upon default with judicial hearing and with notice other than such notice as is required to be given under the provisions of said note and purchase money first mortgage.

BK: 8078 PG: 63

PURCHASER:

Palm Springs Lakes Properties, LLC

Vincent Moyer (SEAL)
Vincent Moyer, Manager

Signed, sealed and delivered

in the presence of:

Betty McGlohn
Witness **Betty McGlohn**

Alex Blacke
Witness **Alex Blacke**

State of Florida

County of Broward

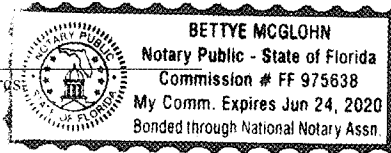
THE FOREGOING INSTRUMENT was acknowledged before me this 28th day of March, 2019 Vincent Moyer, Manager of Palm Springs Lakes Properties, LLC. A Florida Limited Liability Company who ☐ is personally known to me OR ☐ has produced his FLORIDA DRIVERS LICENSE as identification.

NAME: Betty McGlohn

Notary Public, State of Florida

Commission #

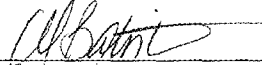
My Commission expires:



BK: 8078 PG: 64

SELLER:

Rock It Properties I, LLC

 (SEAL)
Mary Batista, Manager

Signed, sealed and delivered
in the presence of:


Witness Bettye McGlohn


Witness Alex Blacke

State of Florida

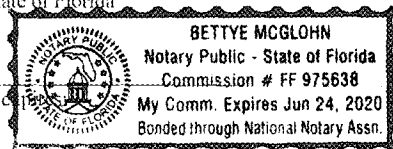
County of Broward

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of March, 2019 Mary Batista, Manager of Rock It Properties I, LLC. A Florida Limited Liability Company who ☐ is personally known to me OR ☐ has produced her FLORIDA DRIVERS LICENSE as identification.


NAME: _____
Notary Public, State of Florida

Commission #

My Commission Expires



BK: 8078 PG: 65 Last Page

Purchaser agrees to be bound by all of the terms of the original note and purchase money first mortgage except as modified herein by the increase of the interest rate and of the resulting increase in the monthly payments and all of the parties agree that Purchaser's acceptance under this assumption of the obligations of the said note and deed to secure debt and the release of borrower does not constitute a novation.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals on this the 28 day of March, 2019. Lender has executed this instrument by and through its duly authorized officers.

LENDER: Acuity USA, LLC

By: Jill M. Anderson (Seal)
Jill M Anderson, Manager

Signed, sealed and delivered
in the presence of:

Michael Durso
Witness Michael Durso

* Jacintha Sutton
Witness Jacintha Sutton

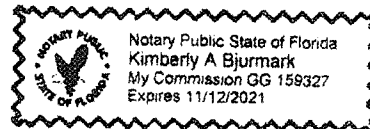
State of Florida

County of Pinellas

THE FOREGOING INSTRUMENT was acknowledged before me this 2nd day of April, 2019 Jill M Anderson, Manager of Acuity USA, LLC. A Florida Limited Liability Company who ☒ is personally known to me OR ☐ has produced her FLORIDA DRIVERS LICENSE as identification.

NAME: Kimberly A Bjurmark
Notary Public, State of Florida

Commission # 11123021
My Commission expires:



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01329 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 23, 2021, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PALM SPRINGS LAKES PROPERTIES LLC
7933 MIRAMAR PARKWAY
HOLLYWOOD, FL 33023

PALM SPRINGS LAKES PROPERTIES LLC
6702 WHITE OAK DR.
PENSACOLA, FL 32503

ACUTY USA LLC
11590 SHIPWATCH DR. SUITE #243
LARGO, FL 33774

WITNESS my official seal this 23th day of December 2021.



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 7, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 01329**, issued the **1st day of June, A.D., 2019** 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 15 FT OF LT 10 AND ALL LT 11 BLK B OAKFIELD ACRES PARCEL NO 3 PB 5 P 68 OR 7928 P 1139

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031879000 (0222-47)

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

PALM SPRINGS LAKES PROPERTIES LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of February, which is the **7th day of February 2022**.

Dated this 21st day of December 2021.

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



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

By:
Emily Hogg
Deputy Clerk

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Post Property:

6702 WHITE OAK DR 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

**PALM SPRINGS LAKES
PROPERTIES LLC**
7933 MIRAMAR PARKWAY
HOLLYWOOD, FL 33023

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0222-47

Document Number: ECSO21CIV045734NON

Agency Number: 22-002317

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01329 2019

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PALM SPRINGS LAKES PROPERTIES LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/28/2021 at 9:44 AM and served same at 8:20 AM on 12/29/2021 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: _____

2 Gmb915
T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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6702 WHITE OAK DR 32503



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22000376

Escambia County, FL VS Palm Springs Lakes Properties LLC

RETURN OF SERVICE

Court Case # TD 01329

Hearing Date: 02/07/2022

Received by CCN 15851

01/05/2022 9:19 AM

Type of Writ: Tax Sale

Court: Circuit / Escambia FL

Serve: **Palm Springs Lakes Properties LLC 7933 Miramar Parkway Hollywood FL 33023**

Served:



Not Served:

Clerk Of The Circuit Court Escambia County
221 Palafox Place
Suite 110
Pensacola FL 32502

Date: 01/06/2022 Time: 3:15 PM

On Palm Springs Lakes Properties LLC in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Posted Residential: By attaching a true copy to a conspicuous place on the property described in the complaint or summons. Neither the tenant nor a person residing therein 15 years of age or older could be found at the defendant's usual place of abode in accordance with F.S. 48.183

/

COMMENTS: Posted on door.

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

Gregory Tony, Sheriff
Broward County, Florida

By:

D.S.

A. Moten, #15851

RECEIPT INFORMATION

Receipt #	23499
Check #	900033024
Service Fee	\$40.00
On Account	\$0.00
Quantity	
Original	1
Services	1

EXECUTION COSTS

Service	\$40.00
---------	---------

DEMAND/LEVY INFORMATION

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$40.00
Sheriff's Cost	\$0.00
Total Amount	\$40.00

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22000376

Escambia County, FL VS Palm Springs Lakes Properties LLC

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01/05/2022 9:19 AM

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Served:

X

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Gregory Tony, Sheriff
Broward County, FloridaBy: 

D.S.

A. Moten, #15851

RECEIPT INFORMATION		EXECUTION COSTS		DEMAND/LEVY INFORMATION	
Receipt #	23499	Service	\$40.00	Judgment Date	n/a
Check #	900033024			Judgment Amount	\$0.00
Service Fee	\$40.00			Current Interest Rate	0.00%
On Account	\$0.00			Interest Amount	\$0.00
Quantity				Liquidation Fee	\$0.00
Original	1			Sheriff's Fees	\$40.00
Services	1			Sheriff's Cost	\$0.00
				Total Amount	\$40.00

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N 15 FT OF LT 10 AND ALL LT 11 BLK B OAKFIELD ACRES PARCEL NO 3 PB 5 P 68 OR 7928 P 1139

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031879000 (0222-47)

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

PALM SPRINGS LAKES PROPERTIES LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of February, which is the 7th day of February 2022.

Dated this 21st day of December 2021.

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

Personal Services:

**PALM SPRINGS LAKES
PROPERTIES LLC**
7933 MIRAMAR PARKWAY
HOLLYWOOD, FL 33023

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED SHERIFF
2022 JAN -4 AM 7:49
HOLLYWOOD COUNTY, 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 •

12/27/2021

Broward County Sheriff
Attn: Civil Division
2601 W Broward Blvd
Fort Lauderdale FL 33312

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our February 7, 2022 Tax Deed Sale. Please serve the persons indicated on each of the notices. If you are unable to make service, please post the notice in a conspicuous place at the address provided. This service must take place no later than Monday, January 10, 2022 in order to comply with Florida Statutes.

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

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By:

Emily Hogg, Deputy Clerk

/eh

PALM SPRINGS LAKES PROPERTIES
LLC [0222-47]
7933 MIRAMAR PARKWAY
HOLLYWOOD, FL 33023

9171 9690 0935 0127 1502 65

In transit

PALM SPRINGS LAKES PROPERTIES
LLC [0222-47]
6702 WHITE OAK DR.
PENSACOLA, FL 32503

9171 9690 0935 0127 1502 72

In transit

ACUITY USA LLC [0222-47]
11590 SHIPWATCH DR. SUITE #243
LARGO, FL 33774

9171 9690 0935 0127 1502 89

In transit

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
Tax Certificate Redeemed From Sale
Account: 031879000 Certificate Number: 001329 of 2019**

Payor: ALEXANDER RIOS 6702 WHITE OAK DR PENACOLA, FL 32503 Date 01/27/2022

Clerk's Check # 1004138607
Tax Collector Check # 1

Clerk's Total	\$537.05 \$9,254.06
Tax Collector's Total	\$8,879.75
Postage	\$18.39
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$9,452.19 \$9,289.45

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Whitney Coppage

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

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



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

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

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

**Case # 2019 TD 001329
 Redeemed Date 01/27/2022**

Name ALEXANDER RIOS 6702 WHITE OAK DR PENACOLA, FL 32503

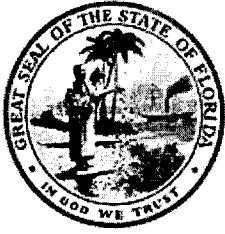
Clerk's Total = TAXDEED	\$537.05	\$8,879.75 \$9,254.06
Due Tax Collector = TAXDEED	\$8,879.75	
Postage = TD2	\$18.39	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY


No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 031879000 Certificate Number: 001329 of 2019

Redemption	<input type="text" value="Yes"/>	Application Date	<input type="text" value="04/16/2021"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="02/07/2022"/>	Redemption Date	<input type="text" value="01/31/2022"/> 
Months	10			9	
Tax Collector	<input type="text" value="\$7,716.09"/>			<input type="text" value="\$7,716.09"/>	
Tax Collector Interest	\$1,157.41			\$1,041.67	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$8,879.75			\$8,764.01	T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>			<input type="text" value="\$17.00"/>	
Clerk Fee	<input type="text" value="\$130.00"/>			<input type="text" value="\$130.00"/>	
Sheriff Fee	<input type="text" value="\$120.00"/>			<input type="text" value="\$120.00"/>	
Legal Advertisement	<input type="text" value="\$200.00"/>			<input type="text" value="\$200.00"/>	
App. Fee Interest	\$70.05			\$63.05	
Total Clerk	\$537.05			\$530.05	C.H.
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>			<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>			<input type="text" value="\$7.00"/>	
Postage	<input type="text" value="\$18.39"/>			<input type="text" value="\$18.39"/>	
Researcher Copies	<input type="text" value="\$0.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$9,452.19			\$9,329.45	
		Repayment Overpayment Refund Amount		\$122.74	
Book/Page	<input type="text" value="8531"/>			<input type="text" value="594"/>	

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8531, Page 594, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01329, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 031879000 (0222-47)

DESCRIPTION OF PROPERTY:

**N 15 FT OF LT 10 AND ALL LT 11 BLK B OAKFIELD ACRES PARCEL NO 3 PB 5 P 68 OR 7928
P 1139**

SECTION 28, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: PALM SPRINGS LAKES PROPERTIES LLC

Dated this 27th day of January 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 01329, issued the 1st day of June, A.D., 2019 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 15 FT OF LT 10 AND ALL LT 11 BLK B OAKFIELD ACRES PARCEL NO 3 PB 5 P 68 OR 7928 P 1139

SECTION 28, TOWNSHIP 1 S, RANGE 30 W
TAX ACCOUNT NUMBER 031879000 (0222-47)

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

PALM SPRINGS LAKES PROPERTIES LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of February, which is the 7th day of February 2022.

Dated this 27th day of December 2021

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

4WR1/5-1/26TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **TD 031879000** in the Escambia County Court was published in said newspaper in and was printed and released on January 5, 2022; January 12, 2022; January 19, 2022; and January 26, 2022.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

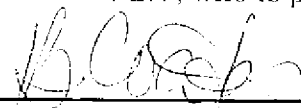
X 

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of January, 2022, by MALCOLM BALLINGER, who is personally known to me.

X



, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024