



# 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

0922-36

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239		Application date	Apr 08, 2022	
Property description	DIRDEN MARY LEE 168 OVERLOOK DR PENSACOLA, FL 32503 168 OVERLOOK DR 02-3705-475 LOT 16 BLK D 1ST ADDN CASCADE HILLS PB 8 P 16 OR 1792 P 626		Certificate #	2020 / 1053	
			Date certificate issued	06/01/2020	
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)	
# 2020/1053	06/01/2020	1,371.71	68.59	1,440.30	
→ Part 2: Total*				1,440.30	
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)
# 2021/816	06/01/2021	1,426.49	6.25	71.32	1,504.06
Part 3: Total*					1,504.06
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)				2,944.36	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,447.28	
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)				4,766.64	
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: <u>Candice Lewis</u> Signature, Tax Collector or Designee			Escambia, Florida Date <u>April 18th, 2022</u>		

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/06/2022</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: 2200052

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

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
02-3705-475	2020/1053	06-01-2020	LOT 16 BLK D 1ST ADDN CASCADE HILLS PB 8 P 16 OR 1792 P 626

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  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-08-2022  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

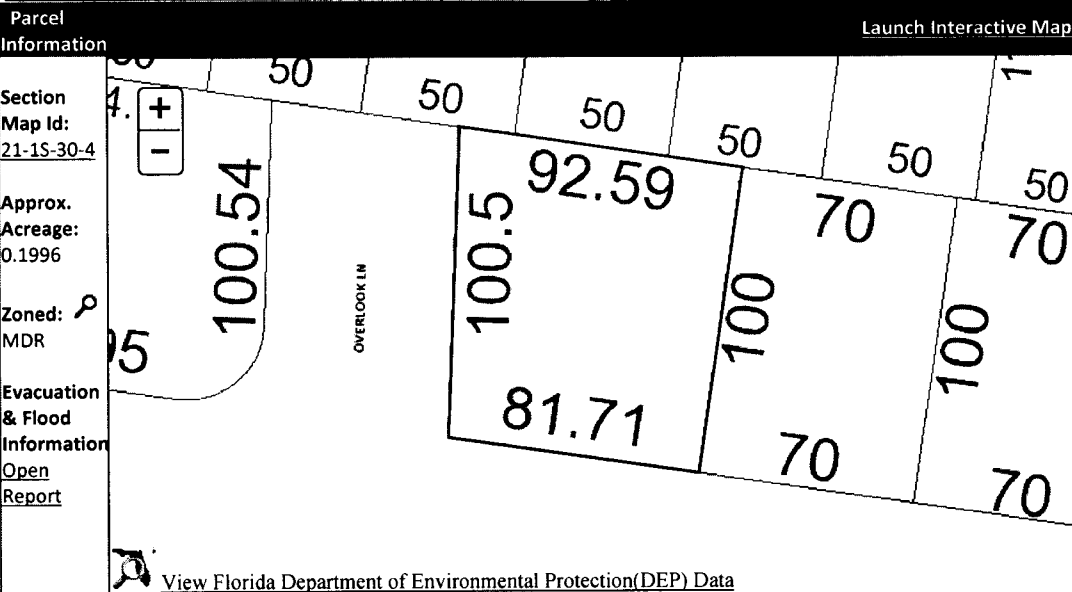
Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	211S302102016004	Year	Land	Imprv	Total	Cap Val
Account:	023705475	2021	\$19,000	\$73,425	\$92,425	\$92,425
Owners:	DIRDEN MARY LEE	2020	\$19,000	\$65,246	\$84,246	\$84,246
Mail:	168 OVERLOOK DR PENSACOLA, FL 32503	2019	\$19,000	\$60,895	\$79,895	\$79,895
Situs:	168 OVERLOOK DR 32503	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
07/1983	1792	626	\$31,400	WD			
02/1980	1417	893	\$9,000	WD			
01/1977	1121	41	\$27,500	WD			
01/1973	719	609	\$20,900	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description	
						LOT 16 BLK D 1ST ADDN CASCADE HILLS PB 8 P 16 OR 1792 P 626	
						Extra Features	
						None	



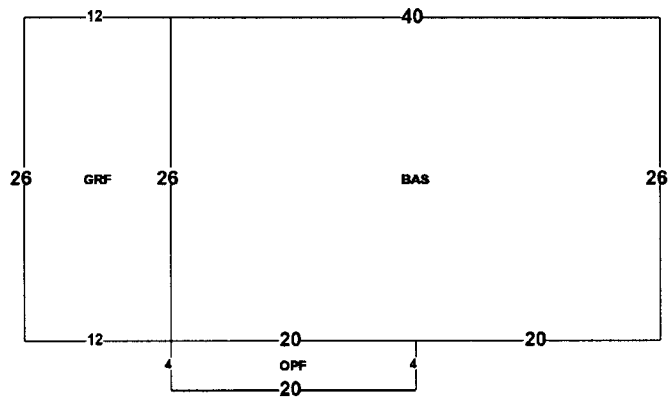
Buildings	
Address: 168 OVERLOOK DR, Year Built: 1972, Effective Year: 1972, PA Building ID#: 54184	

**Structural Elements**

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-5  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

**Areas - 1432 Total SF**

BASE AREA - 1040  
GARAGE FIN - 312  
OPEN PORCH FIN - 80



**Images**



4/8/2015 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: 04/20/2022 (tc 1102)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 01053**, issued the **1st day of June, A.D., 2020** 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:

**LOT 16 BLK D 1ST ADDN CASCADE HILLS PB 8 P 16 OR 1792 P 626**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 023705475 (0922-36)**

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

**MARY LEE DIRDEN**

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** Tuesday in the month of September, which is the **6th day of September 2022**.

Dated this 20th day of April 2022.

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 #: 02-3705-475 CERTIFICATE #: 2020-1053

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: July 29, 1983 to and including May 18, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,  
As President  
Dated: May 25, 2022

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

May 25, 2022

Tax Account #: **02-3705-475**

1. The Grantee(s) of the last deed(s) of record is/are: **MARY LEE DIRDEN**  
**By Virtue of Warranty Deed recorded 7/29/1983 in OR 1792/626**
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 American General Home Equity, Inc. recorded 4/21/1999 OR - 4398/1878**
4. Taxes:  
**Taxes for the year(s) 2019-2021 are delinquent.**  
**Tax Account #: 02-3705-475**  
**Assessed Value: \$92,425.00**  
**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:** SEPTEMBER 6, 2022

**TAX ACCOUNT #:** 02-3705-475

**CERTIFICATE #:** 2020-1053

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>2021</u> tax year.

**MARY LEE DIRDEN**  
**168 OVERLOOK DR.**  
**PENSACOLA, FL 32503**

**ONEMAIN FINANCIAL GROUP LLC**  
**SUCCESSOR BY MERGER TO**  
**ONEMAIN FINANCIAL SERVICES, INC., FKA**  
**AMERICAN GENERAL HOME EQUITY**  
**601 NW SECOND ST**  
**EVANSVILLE, IN 47708**

**Certified and delivered to Escambia County Tax Collector, this 25<sup>th</sup> day of May, 2022.**

**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**

**May 25, 2022**

**Tax Account #:02-3705-475**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 16 BLK D 1ST ADDN CASCADE HILLS PB 8 P 16 OR 1792 P 626**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-3705-475(0922-36)**

FILE NO 83-6253 PR  
DOC 151.00  
REC 5.00  
TOTAL 156.00  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

# WARRANTY DEED

Tax ID # 02-3705-425

KNOW ALL MEN BY THESE PRESENTS That  
Morgan Organt and Ethel Organt, husband and wife.

Grantor\*  
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

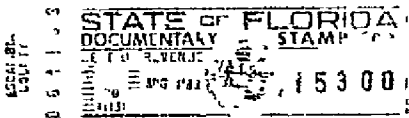
Mary Lee Dirden

Grantee\*  
Address 160 Overlook Drive, Pensacola, Florida 32503  
grantee's heirs executors administrators and assigns forever the following described property, situate lying and being in the County of  
Escambia State of Florida, to wit:

Lot 16, Block D, CASCADE HILLS FIRST ADDITION, being a portion of Section 21, Township  
1 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat  
Book 8 at Page 16 of the Public Records of said county.

"Subject to a mortgage to Sabine Mortgage & Investment Company, dated July 1, 1977 and  
filed July 11, 1977, in O. R. Book 1121, Page 42, Pub  
Florida, in the sum of \$27,500.00, which sum Mary Lee  
to pay, and also hereby assumes and agrees to pay all  
and Carol D. Battles under the terms of the instrument  
the Veterans Administration to the extent of any claim payment arising from the guaranty  
or insurance of the indebtedness above mentioned, as provided by Title 38, Chapter 37,  
Section 1801, et seq., U. S. C. A., and the Regulations promulgated pursuant thereto."

mortgage expired



Return to  
Dale Title Company Inc.  
P O Box 386  
Pensacola Florida 32502  
File Number 83 6253 PR

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any which are not hereby  
expressed. Subject also to oil gas and mineral reservations of record.

Said grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF grantor has hereunto set grantor's hand and seal on July 28, 1983

Signed by (Grantor's name)

Morgan Organt

Morgan Organt

(SEAL)

Ethel Organt

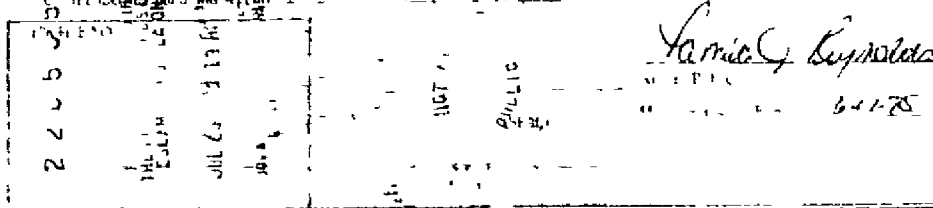
(SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before me the undersigned authority, on this day personally appeared Morgan Organt and Ethel Organt, husband and wife

known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein set forth.

Given under my hand and seal of office this July 28, 1983



94.50  
101.85  
58.30

OR BK 4398 P61878  
Escambia County, Florida  
INSTRUMENT 99-600519

MTG DOC SERVS PD & ESC CO 1 101.85  
04/21/99 ESCAMBIA LIFE INSURANCE CO  
By: Sally C. Smith

INTANGIBLE TAX PD & ESC CO 1 58.30  
04/21/99 ESCAMBIA LIFE INSURANCE CO  
By: Sally C. Smith

(Space above this line for recording date)

☐ If checked, the following is applicable:

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

### MORTGAGE

MARY LEE DIRDEN, A SINGLE WOMAN the Mortgagee,\* in consideration of the principal  
sum specified in the promissory note hereafter described, received from AMERICAN GENERAL HOME EQUITY INC.  
5401 CORPORATE WOODS DR SUITE 700 PENSACOLA FL 32504  
the Mortgagee,\* hereby, on this 16TH day of APRIL, 1999 mortgage to the Mortgagee the real  
property in ESCAMBIA County, Florida, described as:

LOT 16, BLOCK D, CASCADE HILLS FIRST ADDITION, BEING A PORTION  
OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY,  
FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 8 AT PAGE 16 OF  
THE PUBLIC RECORDS OF SAID COUNTY.

DATE OF LOAN: 4/16/99  
PRINCIPAL AMOUNT OF LOAN: \$29,054.97

Record & Return To  
First American Title Insurance Co.  
7201 N. 9th Avenue, Suite A-4  
Pensacola, FL 32504

99011520

as security for the payment of all sums due under that certain promissory note of even date herewith executed by Mortgagee\* to  
Mortgagee\* and agree:

DEMAND FEATURE ☐ Anytime after \_\_\_\_\_ year(s) from the date of this loan we can demand the full balance and you will  
(if checked) have to pay the principal amount of the loan and all unpaid interest accrued to the day we make the  
demand. If we elect to exercise this option you will be given written notice of election at least 90 days  
before payment in full is due. If you fail to pay, we will have the right to exercise any rights permitted  
under this note, mortgage or deed of trust that secures this loan. If we elect to exercise this option, and  
the note calls for a prepayment penalty that would be due, there will be no prepayment penalty.

1. To make all payments required by that note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid the  
Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest thereon from the date of payment at  
the same rate as specified in that note, shall also be secured by this mortgage.
3. To keep all buildings now or hereafter on that land insured against damage by fire and extended coverage, vandalism and  
malicious mischief in an amount sufficient to comply with any co insurance clause, by an insurer satisfactory to the Mortgagee, the  
insurance policy to be held by and payable to the Mortgagee. If the Mortgagee shall not do so, the Mortgagee may do so without waiving  
the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the same rate as specified in that note,  
shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the  
indebtedness secured by this mortgage, or may permit the Mortgagee to use it for other purposes, without impairing the lien of this  
mortgage.
4. To commit, permit, or suffer no waste, impairment, or deterioration of the mortgaged property.
5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagee to comply with the agreements  
in that note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at  
the same rate as specified in that note, shall also be secured by this mortgage.

This instrument was prepared by MARY LEE DIRDEN  
Address: 5401 CORPORATE WOODS DR SUITE 700 PENSACOLA FL 32504

008-00003 (7-20-99) FLA MTG PL 340000

6. If any payment provided for in that note is not paid within ten days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid balance of that note shall immediately become due at the option of the Mortgagee and in accordance with the terms of said note and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor...or the adequacy of the security.

8. If this mortgage is subject and subordinate to another mortgage, it is hereby expressly agreed that should any default be made in the payment of any installment of principal or of interest on said prior mortgage, the holder of this mortgage may pay such installment of principal or such interest and the amount so paid with legal interest thereon from the time of such payment may be added to the indebtedness secured by this mortgage and the accompanying note shall be deemed to be secured by this mortgage, and it is further expressly agreed that in the event of such default or should any suit be commenced to foreclose said prior mortgage then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the sole option of the owner or holder of this mortgage.

9. If not prohibited by law or regulation, this mortgage and all sums hereby secured shall become due and payable at the option of the mortgagee and without notice to mortgagor forthwith upon the conveyance of mortgagor's title to all or any portion of said mortgaged property and premises, or upon the vesting of such title in any manner in persons or entities other than, or with, mortgagor unless the purchaser or transferee assumes the indebtedness secured hereby with the consent of the mortgagee.

☐ If checked and the term of the obligation secured by this mortgage is 60 months or more, the following is applicable:

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

Signed in the presence of:




TAMI NEWTON

Print or type name



Print or type name LAURA SCOTT

 (Seal)

MARY LEE DIRDEN

Print or type name 168 OVERLOOK DR PENSACOLA

(Seal)

Print or type name

RED Apr 21, 1999 09:52 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-600519

STATE OF FLORIDA:

COUNTY OF ESCAMBIA

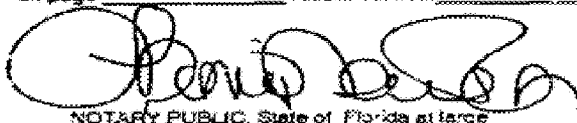
I hereby certify that on this day, before me, a Notary Public duly authorized in the state and county named above to take acknowledgements, personally appeared MARY LEE DIRDEN, A SINGLE WOMAN to me known to be the person described as Mortgagor in and who executed the foregoing mortgage, and acknowledged before me that said person executed the same.

Witness my hand and official seal in the county and state named above this 16 day of April 1999

STATE OF FLORIDA:

COUNTY OF \_\_\_\_\_

This instrument filed and recorded \_\_\_\_\_ day of \_\_\_\_\_ in O.R. Book \_\_\_\_\_  
on page \_\_\_\_\_ record verified \_\_\_\_\_ Clerk of the Circuit Court.

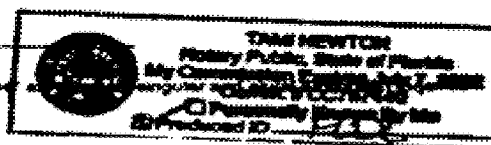
  
NOTARY PUBLIC, State of Florida at large

By: \_\_\_\_\_ D.C.

Print or Type Name

My commission expires \_\_\_\_\_

"Mortgagor" and "Mortgagee"



009-00075 (7-20-98) FLA-112 FL Mortgage

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 01053 of 2020**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 21, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MARY LEE DIRDEN 168 OVERLOOK DR PENSACOLA, FL 32503	ONEMAIN FINANCIAL GROUP LLC SUCCESSOR BY MERGER TO ONEMAIN FINANCIAL SERVICES, INC., FKA AMERICAN GENERAL HOME EQUITY 601 NW SECOND ST EVANSVILLE, IN 47708
--------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------

WITNESS my official seal this 21th day of July 2022.



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 September 6, 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 ATCF II FLORIDA-A LLC holder of Tax Certificate No. 01053, issued the 1st day of June, A.D., 2020 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:

LOT 16 BLK D 1ST ADDN CASCADE HILLS PB 8 P 16 OR 1792 P 626

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 023705475 (0922-36)

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

MARY LEE DIRDEN

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 Tuesday in the month of September, which is the 6th day of September 2022.

Dated this 19th day of July 2022.

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:

168 OVERLOOK DR 32503



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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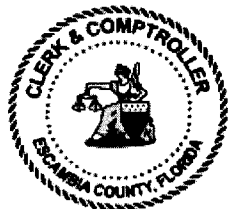
Dated this 15th day of July 2022.

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:

MARY LEE DIRDEN  
168 OVERLOOK DR  
PENSACOLA, FL 32503

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**

0922- 36

**Document Number:** ECSO22CIV024600NON

**Agency Number:** 22-007804

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01053 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE: MARY LEE DIRDEN

**Defendant:**

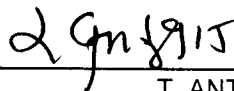
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/22/2022 at 9:20 AM and served same at 8:21 AM on 7/26/2022 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:



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

007804

## WARNING

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## NOTICE OF APPLICATION FOR TAX DEED

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SECTION 21, TOWNSHIP 1 S, RANGE 30 W

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MARY LEE DIRDEN

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 Tuesday in the month of September, which is the 6th day of September 2022.

Dated this 15th day of July 2022.

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

### Post Property:

168 OVERLOOK DR 32503



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2022 JUL 22 AM 9:20  
ESCAMBIA COUNTY, FL  
CLERK'S OFFICE

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0922-36

**Document Number:** ECSO22CIV024599NON

**Agency Number:** 22-007803

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01053 2020

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE: MARY LEE DIRDEN

**Defendant:**

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

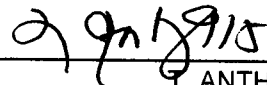
Non-Executed

Received this Writ on 7/22/2022 at 9:20 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for MARY LEE DIRDEN , Writ was returned to court UNEXECUTED on 8/15/2022 for the following reason:

AFTER NUMEROUS ATTEMPTS, UNABLE TO MAKE CONTACT WITH SUBJECT AT 168 OVERLOOK DRIVE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

007800

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**LOT 16 BLK D 1ST ADDN CASCADE HILLS PB 8 P 16 OR 1792 P 626**

**SECTION 21, TOWNSHIP 1 S, RANGE 30 W**

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Dated this 15th day of July 2022.

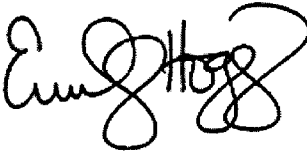
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**Personal Services:**

**MARY LEE DIRDEN**  
**168 OVERLOOK DR**  
**PENSACOLA, FL 32503**



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

By:   
Emily Hogg  
Deputy Clerk

RECEIVED  
2022 JUL 22 AM 9:20  
ESCAMBIA COUNTY FL  
CLERK'S OFFICE

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### Personal Services:

MARY LEE DIRDEN  
168 OVERLOOK DR  
PENSACOLA, FL 32503

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

MARY LEE DIRDEN [0922-36]  
168 OVERLOOK DR  
PENSACOLA, FL 32503

**9171 9690 0935 0128 3272 91**

ONEMAIN FINANCIAL GROUP LLC  
SUCCESSOR BY MERGER TO ONEMAIN  
FINANCIAL SERVICES, INC., FKA AMERICAN  
GENERAL HOME EQUITY [0922-36]  
601 NW SECOND ST  
EVANSVILLE, IN 47708

**9171 9690 0935 0128 3272 84**

*contact -  
Family*

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

**STATE OF FLORIDA**

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE – 09-06-2022 – TAX CERTIFICATE #'S 01053

in the CIRCUIT Court

was published in said newspaper in the issues of

AUGUST 4, 11, 18, 25, 2022

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



Digitally signed by Michael P. Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P  
Driver  
Date: 2022.08.25 09:32:54 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 25TH day of AUGUST  
A.D., 2022



Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle  
Date: 2022.08.25 10:00:04 -05'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**



**HEATHER TUTTLE**  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

**NOTICE OF APPLICATION FOR  
TAX DEED**

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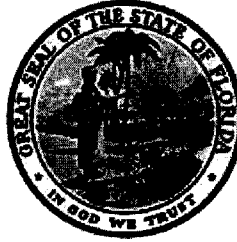
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**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-08-04-11-18-25-2022



**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: 023705475 Certificate Number: 001053 of 2020**

**Payor: Darren Dangelo 160 Overlook Dr Pensacola FL 32503      Date 9/6/2022**

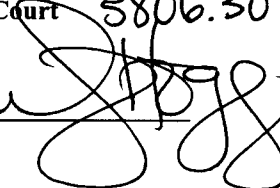
Clerk's Check #	1	Clerk's Total	\$490.20
Tax Collector Check #	1	Tax Collector's Total	\$5,130.39
		Postage	\$12.36
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$5,649.95</del>

59

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 Deputy Clerk

\$5609.95  
 + 196.35 ke  
 5806.30



**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 # 2020 TD 001053**

**Redeemed Date 9/6/2022**

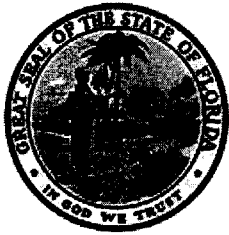
**Name Darren Dangelo 160 Overlook Dr Pensacola FL 32503**

Clerk's Total = TAXDEED	\$490.20	5580.59
Due Tax Collector = TAXDEED	\$5,130.39	
Postage = TD2	\$12.36	
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
------	--------	------	-------------	------------	------------

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 023705475 Certificate Number: 001053 of 2020**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="9/6/2022"/>	Redemption Date <input type="text" value="9/6/2022"/> 
Months	5	5
Tax Collector	<input type="text" value="\$4,766.64"/>	<input type="text" value="\$4,766.64"/>
Tax Collector Interest	\$357.50	\$357.50
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,130.39	<input type="text" value="\$5,130.39"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$34.20	\$34.20
Total Clerk	\$490.20	<input type="text" value="\$490.20"/> CH
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="\$12.36"/>	<input type="text" value="\$12.36"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,649.95	\$5,649.95
	Repayment Overpayment Refund Amount	\$0.00

## 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 8768, Page 3, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01053, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 023705475 (0922-36)

DESCRIPTION OF PROPERTY:

LOT 16 BLK D 1ST ADDN CASCADE HILLS PB 8 P 16 OR 1792 P 626

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: MARY LEE DIRDEN

Dated this 6th day of September 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk