



# 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

0124.21

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 27, 2023
Property description	MCGUGAN RALEIGH E EST OF C/O RACHEL STRAWBRIDGE 201 E OAK ST ATMORE, AL 36502 531 SPRINGDALE CIR 04-3830-000 LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722	Certificate #	2021 / 1647
		Date certificate issued	06/01/2021

## 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)
# 2021/1647	06/01/2021	1,478.72	73.94	1,552.66
→Part 2: Total*				1,552.66

## 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)
# 2022/1798	06/01/2022	1,643.70	6.25	82.19	1,732.14
Part 3: Total*					1,732.14

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,284.80
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,675.06
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)	5,334.86

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>Jennifer N. Cassidy</u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>May 17th, 2023</u>

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

+ \$6.25

<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. <span style="float: right;"><b>Total Paid (Lines 8-13)</b></span>	
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)	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Sign here: _____</p> <p style="text-align: center; font-size: small;">Signature, Clerk of Court or Designee</p> </div> <div style="width: 50%;"> <p>Date of sale <u>01/03/2024</u></p> </div> </div>	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

#### Clerk of Court (complete Part 5)

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300418

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
04-3830-000	2021/1647	06-01-2021	LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-27-2023  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information		Assessments				
<b>Parcel ID:</b>	481S308100023003	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	043830000	2022	\$20,000	\$79,465	\$99,465	\$89,301
<b>Owners:</b>	MCGOUGAN RALEIGH E EST OF	2021	\$19,000	\$62,566	\$81,566	\$81,183
<b>Mail:</b>	C/O RACHEL STRAWBRIDGE 201 E OAK ST ATMORE, AL 36502	2020	\$19,000	\$54,803	\$73,803	\$73,803
<b>Situs:</b>	531 SPRINGDALE CIR 32503	Disclaimer				
<b>Use Code:</b>	SINGLE FAMILY RESID	Tax Estimator				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	File for New Homestead Exemption Online				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None	
06/1994	3591	722	\$23,000	WD		Legal Description 2020 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722	
02/1992	3128	469	\$15,000	WD			
10/1991	3082	562	\$1,000	CT			
01/1973	679	15	\$16,500	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

**Section Map Id:**  
48-1S-30-2

**Approx. Acreage:**  
0.2711

**Zoned:**

**Evacuation & Flood Information**  
[Open Report](#)

**Parcel Information**

[Launch Interactive Map](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address:531 SPRINGDALE CIR, Year Built: 1957, Effective Year: 1957, PA Building ID#: 70339

**Structural Elements**

**DECOR/MILLWORK-AVERAGE**

**DWELLING UNITS-1**

**EXTERIOR WALL-SIDING-SHT.AVG.**

**FLOOR COVER-HARDWOOD/PARQET**

**FOUNDATION-WOOD/SUB FLOOR**

**HEAT/AIR-CENTRAL H/AC**

**INTERIOR WALL-DRYWALL-PLASTER**

**NO. PLUMBING FIXTURES-3**


**NO. STORIES-1**

**ROOF COVER-COMPOSITION SHG**

**ROOF FRAMING-GABLE**

**STORY HEIGHT-0**

**STRUCTURAL FRAME-WOOD FRAME**

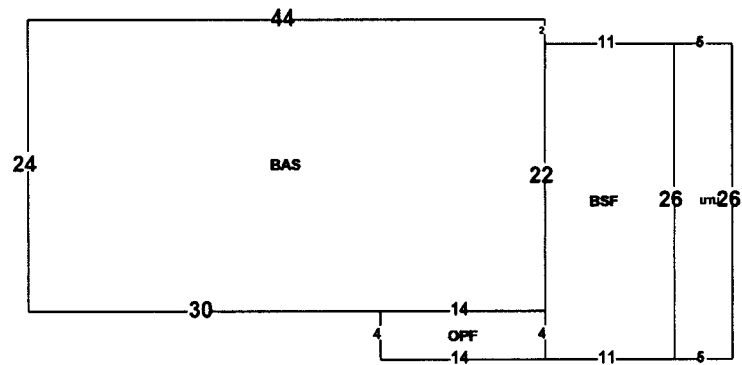
 **Areas - 1528 Total SF**

**BASE AREA - 1056**

**BASE SEMI FIN - 286**

**OPEN PORCH FIN - 56**

**UTILITY UNF - 130**



**Images**



7/15/2019 12:00:00 AM

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

Last Updated:05/19/2023 {rc.2893}

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 01647**, issued the **1st** day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722**

**SECTION 48, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 043830000 (0124-21)**

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

**RALEIGH E MCGOUGAN EST OF**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of January, which is the **3rd** day of **January 2024**.

Dated this 23rd day of May 2023.

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 #: 04-3830-000 CERTIFICATE #: 2021-1647

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: October 1, 2003 to and including October 1, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: October 12, 2023

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

October 12, 2023

Tax Account #: **04-3830-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RALEIGH E MCGOUGAN**

**By Virtue of Warranty Deed recorded 6/13/1994 in OR 3591/722**

**ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR RALEIGH E MCGOUGAN RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

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 Household Finance Corporation III recorded 6/19/2001 OR 4725/1195 as further assigned to Springcastle Credit Funding Trust through its Trustee Wilmington Trust by assignment recorded 12/9/2015 OR 7446/1303**
  - b. **Code Violation Order in favor of City of Pensacola recorded 2/14/2019 OR 8046/1360**
  - c. **Lien for Improvements in favor of City of Pensacola recorded 8/4/2008 OR 6360/1633**
  - d. **Lien for Improvements in favor of City of Pensacola recorded 9/28/2016 OR 7597/1599**
  - e. **Lien for Improvements in favor of City of Pensacola recorded 12/28/2016 OR 7644/640**
  - f. **Lien for Improvements in favor of City of Pensacola recorded 7/18/2017 OR 7746/642**
  - g. **Judgment in favor of LVNV Funding LLC Assignee of Sears recorded 1/22/2009 OR 6417/553**
4. Taxes:

**Taxes for the year(s) 2020-2022 are delinquent.**

**Tax Account #: 04-3830-000**

**Assessed Value: \$89,301.00**

**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:** JAN 3, 2024

**TAX ACCOUNT #:** 04-3830-000

**CERTIFICATE #:** 2021-1647

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 checked="" type="checkbox"/>	<input 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>2022</u> tax year.

**RALEIGH E MCGOUGAN &  
ESTATE OF RALEIGH E. MCGOUGAN  
531 SPRINGDALE CIR  
PENSACOLA, FL 32503**

**RALEIGH E MCGOUGAN  
ESTATE OF RALEIGH E MCGOUGAN  
C/O RACHEL STRAWBRIDGE  
201 E OAK ST  
ATMORE, AL 36502**

**SPRINGCASTLE CREDIT FUNDING TRUST  
THROUGH ITS TRUSTEE WILMINGTON TRUST  
601 NW SECOND STREET  
EVANSVILLE, IN 47708**

**LVNV FUNDING LLC ASSIGNEE OF SEARS  
15 SOUTH MAIN STREET SUITE 500  
GREENEVILLE, SC 29601**

**Certified and delivered to Escambia County Tax Collector, this 12<sup>th</sup> day of October, 2023.  
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**

**October 12, 2023**

**Tax Account #:04-3830-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722**

**SECTION 48, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-3830-000(0124-21)**

Return to: (enclose self-addressed stamped envelope)  
 Name: **STEWART TITLE OF PENSACOLA, INC.**  
 Address: **401 E. CHASE ST., SUITE 104**  
**PENSACOLA, FLA. 32501**  
 This Instrument Prepared by: **Lisa Durant**  
 of **STEWART TITLE OF PENSACOLA, INC.**  
 as a necessary incident to the fulfillment of conditions  
 contained in a title insurance commitment issued by it.  
 Property Appraisers Parcel Identification (Folio) Number(s):  
**48-1S-30-8100-023-003**  
 Grantee(s) S.S.#(s):

WARRANTY DEED  
 (FROM INDIVIDUAL)

OR Bk3591 Pg0722  
 INSTRUMENT 00134697

Instrument 00134697  
 Filed and recorded in the  
 public records  
 JUNE 13, 1994  
 at 01:46 P.M.  
 in Book and Page noted  
 above or hereon  
 and record verified  
 JOE A. FLOWERS,  
 COMPTROLLER  
 Escambia County,  
 Florida

SPACE ABOVE THIS LINE FOR PROCESSING DATA

FILE NO: 94021275-LD

### WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**This Warranty Deed** Made this **1st** day of **June**  
**Richard Lee McGougan, an unremarried widower**

A.D. 19 94, by

whose marital status is:

hereinafter called the grantor, whose post office address is: **6210 Millview Road Pensacola, Florida 32526**

to **Raleigh E. McGougan, an unmarried man**

whose post office address is: **531 Springdale Circle Pensacola, Florida 32503**  
 hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia** County, Florida, viz:  
**Lot 23, Block "C", Springdale, a subdivision of a portion of Sections 48 and 49, Township 1 South, Range 30 West, in the City of Pensacola, Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 4 at page 18 of the public records of said County.**

"Subject also to oil, gas, and mineral reservations of record."

D.S. PD. # 161.02  
 DATE 6-13-94  
 JOE A. FLOWERS, COMPTROLLER  
 BY: M. A. Hay D.C.  
 CERT. REG. # 89-2043523-27-01

This property ~~is~~ [is not] the homestead of the Grantor(s).

**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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 94, restrictions and easements of record, if any.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Lisa A. Durant  
 Printed name: **LISA A. DURANT**  
Angela Sims  
 Printed name: **Angela Sims**

Richard Lee McGougan (Seal)  
 Printed name: **Richard Lee McGougan**

Printed name:

Printed name:

STATE OF **Florida**  
 COUNTY OF **Escambia**

The foregoing instrument was acknowledged before me this **1st** day of **June**, 19 **94**  
 by **Richard Lee McGougan, an unremarried widower**

who is/are personally known to me or who has/have produced  
 as identification.

My Commission expires:  
**12-10-96**

**LISA A. GUNN**  
 Notary Public, State of Florida  
 My comm. expires Dec. 10, 1996  
 Comm. No. CC 245635

Printed Name:  
 Notary Public  
 Serial Number

**LISA A. GUNN**  
 CC245635

Return To:  
Records Processing Services  
577 Lamont Road  
Elmhurst, IL 60126

OR BK 4725 PG1195  
Escambia County, Florida  
INSTRUMENT 2001-854692

MTB DOC STAMPS PD & ESC CO \$ 140.00  
06/19/01 ERNIE LEE WAGNER, CLERK

By: *Ernie Lee Wagner*

INTANGIBLE TAX PD & ESC CO \$ 75.86  
06/19/01 ERNIE LEE WAGNER, CLERK

By: *Ernie Lee Wagner*

## MORTGAGE

317100

☐ If box is checked, this Mortgage secures future advances.

THIS MORTGAGE is made this 18TH day of JUNE 20 01, between the Mortgagor, RALEIGH E. MCGOUGAN, UNMARRIED

(herein "Borrower"), and Mortgagee HOUSEHOLD FINANCE CORPORATION III a corporation organized and existing under the laws of DELAWARE whose address is 4761-5 BAYOU BOULEVARD, PENSACOLA, FL 32503 (herein "Lender").

The following paragraph preceded by a checked box is applicable.

☒ WHEREAS, Borrower is indebted to Lender in the principal sum of \$39,923.08 evidenced by Borrower's Loan Agreement dated JUNE 18, 2001 and any extensions or renewals thereof (including those pursuant to any Renegotiable Rate Agreement) (herein "Note"), providing for monthly installments of principal and interest, (including any adjustments in the amount of payments or the contract rate if that rate is variable), with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 18, 2016;

☐ WHEREAS, Borrower is indebted to Lender in the principal sum of \$ \_\_\_\_\_, or so much thereof as may be advanced pursuant to Borrower's Revolving Loan Agreement dated \_\_\_\_\_ and extensions and renewals thereof (herein "Note"), providing for monthly installments, and interest at the rate and under the terms specified in the Note, including any adjustments in the interest rate if that rate is variable, and providing for a credit limit stated in the principal sum above and an initial advance of \$ \_\_\_\_\_;

TO SECURE to Lender the repayment of (1) the indebtedness evidenced by the Note, with interest thereon, including any increases if the contract rate is variable; (2) future advances under any Revolving Loan Agreement; (3) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and (4) the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby Mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of ESCAMBIA State of Florida:

ALL THAT CERTAIN LAND SITUATE IN ESCAMBIA COUNTY, FLORIDA,  
VIZ:

LOT 23, BLOCK 'C', SPRINGDALE, A SUBDIVISION OF A PORTION OF SECTIONS 48 AND 49, TOWNSHIP 1 SOUTH, RANGE 30 WEST, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 4 AT PAGE 18 OF THE PUBLIC RECORDS OF SAID COUNTY.

SUBJECT ALSO TO OIL, GAS, AND MINERAL RESERVATIONS OF RECORD. TAX MAP OR PARCEL ID NO.: 48-15-30-8100-023-003

This instrument was prepared by: LISA M WILSON  
(Name)

4761-5 BAYOU BOULEVARD, PENSACOLA, FL 32503

01-01-00 MTG



\*M684A0639D97MTG9000FL0022710\*\*MCGOUGAN

ORIGINAL

FL002271

OR BK 4725 PG1 196  
Escambia County, Florida  
INSTRUMENT 2001-854692

-2-

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to Mortgage, grant and convey the Property, and that the property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. **Funds for Taxes and Insurance.** Subject to applicable law or waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for Mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior Mortgage or Deed of Trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or State agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest, and then to the principal of the Note.

4. **Prior Mortgages and Deed of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any Mortgage, Deed of Trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. **Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by the Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard Mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any Mortgage, Deed of Trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. **Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

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OR BK 4725 PG1197  
Escambia County, Florida  
INSTRUMENT 2001-854692

-3-

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required Mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note Rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting Payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection on specifying reasonable cause thereof related to Lender's interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any Mortgage, Deed of Trust or other security agreement with a lien which has priority over this Mortgage.

**10. Borrower Not Released by Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower and all other parties who are or hereafter become secondarily liable shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

**11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to Mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

**12. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**13. Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, Costs, "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

**14. Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

**15. Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

**16. Transfer of the Property.** If Borrower sells or transfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, (c) the grant of any leasehold interest of three years or less not containing an option to purchase, (d) the creation of a purchase money security interest for household appliances, (e) a transfer to a relative resulting from the death of a Borrower, (f) a transfer where the spouse or children of the Borrower become an owner of the property, (g) a transfer resulting from a decree of dissolution of marriage, legal separation agreement, or from an incidental property settlement agreement, by which the spouse of the Borrower becomes an owner of the property, (h) a transfer into an inter vivos trust in which the Borrower is and remains a beneficiary and which does not relate to a transfer of rights of occupancy in the property, or (i) any other transfer or disposition described in regulations prescribed by the Federal Home Loan Bank Board, Borrower shall cause to be submitted information required by Lender to evaluate the transferee as if a new loan were being made to the transferee. Borrower will continue to be obligated under the Note and this Mortgage unless Lender releases Borrower in writing.

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Escambia County, Florida  
INSTRUMENT 2001-854692

-4-

If Lender does not agree to such sale or transfer, Lender may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

**17. Acceleration; Remedies.** Except as provided in paragraph 16 hereof, or as otherwise required by law, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and the sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, court costs, and costs of documentary evidence, abstracts and title reports.

**18. Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreement of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (c) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

**19. Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

**20. Release.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

**21. Attorneys' Fees.** As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

01-01-00 MTG



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OR BK 4725 PG1 199  
Escambia County, Florida  
INSTRUMENT 2001-854692  
RCD Jun 19, 2001 02:17 pm  
Escambia County, Florida

-5-

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-854692

**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

**NOTICE TO BORROWER**

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

DAVID DICKSON  
Witness

RALEIGH E MCGOUGAN (Seal)  
-Borrower  
531 SPRINGDALE CIRCLE

(Address)

PENSACOLA FL 32503

(City, State, Zip Code)

PAUL RUBENSTEIN  
Witness

(Seal)  
-Borrower

(Address)

(City, State, Zip Code)

STATE OF FLORIDA

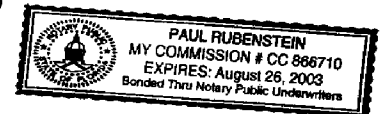
COUNTY OF: ESCAMBIA

The foregoing instrument was acknowledged before me this 18 day of JUNE  
20 01 by RALEIGH E MCGOUGAN, who is personally known to me or who has produced  
VALID DRIVERS LICENSE as identification and who did (did not) take an oath.

(SEAL)

My Commission expires:

PAUL RUBENSTEIN (Signature of Notary)  
PAUL RUBENSTEIN (Notary's name - typed or printed)  
Notary Public  
(Serial number of notary, if any)



(Space Below This Line Reserved For Lender and Recorder)

01-01-00 MTG



\*M684A0639D97MTG9000FL0022750\*\*MCGOUGAN

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FL002275



Recorded in Public Records 12/09/2015 at 11:36 AM OR Book 7446 Page 1303,  
Instrument #2015092959, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

When Recorded Return To:  
Springleaf Financial Services  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

HSBC # 31172400585212A  
SLFS # 17772501

### ASSIGNMENT OF MORTGAGE

CONTACT SPRINGLEAF MORTGAGE SERVICES, INC. FOR THIS INSTRUMENT 601 N. SECOND STREET, EVANSVILLE, IN, 47708, TELEPHONE # 812-424-8031, WHICH IS RESPONSIBLE FOR RECEIVING PAYMENTS.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION, WHOSE ADDRESS IS 636 Grand Regency Blvd., Brandon, FL, 33510, (ASSIGNOR)**, by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to **SPRINGCASTLE CREDIT FUNDING TRUST, THROUGH ITS TRUSTEE WILMINGTON TRUST, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 601 N.W. SECOND STREET, EVANSVILLE, IN 47708 (812)424-8031, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE)**.

Said Mortgage was made by **RALEIGH E. MCGOUGAN** and recorded in Official Records of the Clerk of the Circuit Court of **ESCAMBIA** County, **Florida**, in **Book 4725, Page 1195 and Instrument # 2001-854692**, upon the property situated in said State and County as more fully described in said Mortgage.

Dated this 08th day of December in the year 2015  
**HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION**, by **SPRINGLEAF MORTGAGE SERVICES, INC., its Attorney-in-Fact**

  
\_\_\_\_\_  
**KRISTOPHER SANDBERG**  
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.



  
\_\_\_\_\_  
**JESSICA BARRERES**  
WITNESS

  
\_\_\_\_\_  
**FRANCIS DENARDO**  
WITNESS

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
SFSAS 393128181 \*C\* -- ASNRE DOCR T0415122020 [C-1] EFRMFL1




\*D0014038717\*

BK: 7446 PG: 1304 Last Page

HSBC # 31172400585212A  
SLFS # 17772501

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 08th day of December in the year 2015, by Kristopher Sandberg as VICE PRESIDENT of SPRINGLEAF MORTGAGE SERVICES, INC. as Attorney-in-Fact for HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
ALYSSA VILLALOBOS  
COMM EXPIRES: 10/02/2018



ALYSSA VILLALOBOS  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF165490  
Expires 10/2/2018

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
SFSAS 393128181 \*C\* -- ASNRE DOCR T0415122020 [C-1] EFRMFL1



\*D0014038717\*

Recorded in Public Records 2/14/2019 2:41 PM OR Book 8046 Page 1360,  
Instrument #2019014082, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,**  
**a Florida municipal corporation,**  
**by its Code Enforcement Office (436-5500)**  
**Petitioner,**

**vs.**

**RALEIGH E. MC GOUGAN AND/OR ITZEL**  
**NEGRON,**

**Respondent(s).**

**Case # 18-148**

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on February 20, 2018, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 531 Springdale Circle, Pensacola, Escambia County, Florida, legally described as:

LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722. TAX ACCT. #043830000.

2. The following described condition exists on the property: there are one or more broken windows, a missing back door on this occupied residence and loose rubbish in the back yard and the condition constitutes lack of required maintenance of doors and windows and an unlawful accumulation of rubbish and/or garbage.

3. The date this condition was first observed was October 25, 2017; re-inspection made on February 20, 2018, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
☒ the posting of a notice on the property and at City Hall for ten (10) days beginning  
☐ certified mail, return receipt requested,

on February 7, 2018, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on February 20, 2018, at which hearing the respondent Itzel Negron did appear and testify.

**B. CONCLUSIONS OF LAW:**

1. The respondent(s) and the property are in violation of Section(s):

BK: 8046 PG: 1361

of the Code of the City of Pensacola, Florida.  
of the Florida Building Code.  
of the Standard Housing Code.  
304.13, 304.15 & 308.1 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ \_\_\_\_\_. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ \_\_\_\_\_.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before March 20, 2018, by (a) repairing and/or replacing each broken window, (b) replacing the missing back door, and (c) completely removing and properly disposing of all loose litter and/or rubbish from the back yard). [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom a City work permit must be pulled beforehand.] Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, **March 20, 2018**, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

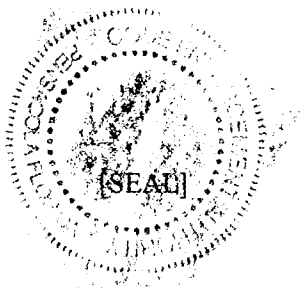
4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on February 22, 2018, at Pensacola, Florida.



PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.  
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.  
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

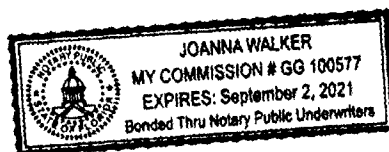
The execution of the foregoing order was acknowledged before me on February 22, 2018, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by  
and ATTESTED to by:

Joanna Walker  
Florida Notary Public &  
Administrative Officer of the  
Code Enforcement Authority of the  
City of Pensacola, Florida  
Post Office Box 12910  
Pensacola, FL 32521-0001  
(850) 436-5500  
rev. 2/22/18

Joanna Walker  
(Signature of Notary and Administrative Officer)

Joanna Walker  
(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 08/04/2008 at 02:33 PM OR Book 6360 Page 1633,  
Instrument #2008058526, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

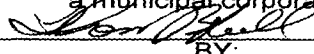
MCGOUGAN, RALEIGH E.  
531 Springdale Circle

Lot 23, Block C Springdale

in the total amount of \$210.02 (Two Hundred Ten & 02/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 24th day of July, 2008. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.

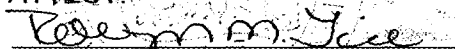
DATED this 24th day of July, 2008.

THE CITY OF PENSACOLA  
a municipal corporation

  
BY:

THOMAS J. BONFIELD  
CITY MANAGER

ATTEST:

  
ASS. CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 30<sup>th</sup> day of  
July, 2008, by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~  
not take an oath.

  
NOTARY PUBLIC



Recorded in Public Records 09/28/2016 at 10:05 AM OR Book 7597 Page 1599,  
Instrument #2016074994, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

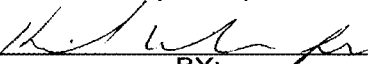
MCGOUGAN, RALEIGH E  
531 Springdale Cir

Lot 23 Block C Springdale

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 29th day of June, 2016. Said lien shall be equal in dignity  
to all other special assessments for benefits against property within the City.

DATED this 14th day of September, 2016

THE CITY OF PENSACOLA  
a municipal corporation

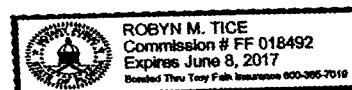
  
BY:  
ERIC W. OLSON  
CITY ADMINISTRATOR

RECORDED AS  
RECEIVED



THE FOREGOING INSTRUMENT was acknowledged before me this 21ST day of SEPTEMBER, 2016, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did not take an oath.

  
NOTARY PUBLIC



Recorded in Public Records 12/28/2016 1:39 PM OR Book 7644 Page 640,  
Instrument #2016099318, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E  
531 Springdale Cir

Lot 23 Block C Springdale

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 29th day of September, 2016. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of December, 2016

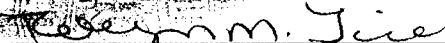
THE CITY OF PENSACOLA  
a municipal corporation



BY:

ERIC W. OLSON  
CITY ADMINISTRATOR

ATTEST

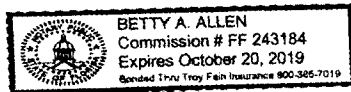


ASSISTANT CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 20<sup>th</sup> day of  
December, 2016, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.



  
NOTARY PUBLIC



Recorded in Public Records 7/18/2017 1:14 PM OR Book 7746 Page 642,  
Instrument #2017054775, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:


MCGOUGAN, RALEIGH E  
531 Springdale Cir

Lot 23 Block C Springdale

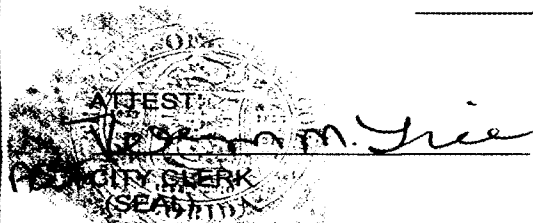
in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 14th day of April 20 17. Said lien shall be equal in dignity to  
all other special assessments for benefits against property within the City.

DATED this 7th day of July, 2017

THE CITY OF PENSACOLA  
a municipal corporation



BY:  
ERIC W. OLSON  
CITY ADMINISTRATOR

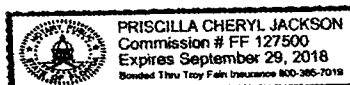


STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of  
July, 2017, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did  
not take an oath.

  
NOTARY PUBLIC



Recorded in Public Records 01/22/2009 at 10:20 AM OR Book 6417 Page 553,  
Instrument #2009003984, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

LVNV FUNDING LLC,  
ASSIGNEE OF  
SEARS,  
a corporation,

Plaintiff,

vs.

RALEIGH E MCGOUGAN,  
Defendant.

CASE NUMBER: 08-SC-6521 DIV: V  
ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2009 JAN 16 P 3:17

COUNTY CIVIL DIVISION  
FILED & RECORDED

FINAL JUDGMENT

The Court finding that the Plaintiff and Defendant have entered into a Stipulation and Consent to Judgment, it is:

ADJUDGED that the Plaintiff, LVNV FUNDING LLC ASSIGNEE OF Sears, a corporation, recover from the Defendant, RALEIGH E MCGOUGAN, the principal sum of \$1,518.12, together with prejudgment interest of \$56.90, \$205.00 for costs of this suit and \$200.00 in attorney fees, that shall bear interest at the rate of eight percent (8%) per year, for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at Pensacola, Escambia County, Florida this 16 day of January, 2009.

  
County Court Judge

Copies to:  
Arthur Drew Rubin  
Attorney for Plaintiff  
Rubin & Debski, P.A.  
P.O. Box 47718  
Jacksonville, FL 32247

RALEIGH E MCGOUGAN  
Defendant  
531 SPRINGDALE CIR  
PENSACOLA FL 32503  
SSN: [REDACTED]

T0803623

Plaintiff's Address (F.S. 55.10):  
LVNV FUNDING LLC  
15 SOUTH MAIN STREET, SUITE 500  
GREENEVILLE, SC 29601

Case: 2008 SC 006521

  
00096785438

Dkt: CC1033 Pg#:

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01647 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RALEIGH E MCGOUGAN EST OF  
C/O RACHEL STRAWBRIDGE  
201 E OAK ST  
ATMORE, AL 36502

ESTATE OF RALEIGH E. MCGOUGAN  
531 SPRINGDALE CIR  
PENSACOLA, FL 32503

SPRINGCASTLE CREDIT FUNDING TRUST THROUGH ITS TRUSTEE WILMINGTON TRUST  
601 NW SECOND STREET  
EVANSVILLE, IN 47708

LVNV FUNDING LLC ASSIGNEE OF SEARS  
15 SOUTH MAIN STREET SUITE 500  
GREENE VILLE, SC 29601

CITY OF PENSACOLA  
PO BOX 12910  
PENSACOLA FL 32521

WITNESS my official seal this 16th day of November 2023.



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 **January 3, 2024**, 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 **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 01647**, issued the **1st day of June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722**

**SECTION 48, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 043830000 (0124-21)**

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

**RALEIGH E MCGOUGAN EST OF**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of January, which is the **3rd day of January 2024**.

Dated this 16th day of November 2023.

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

## WARNING

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**SECTION 48, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 043830000 (0124-21)**

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**RALEIGH E MCGOUGAN EST OF**

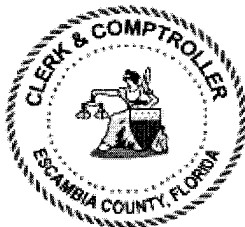
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Dated this 16th day of November 2023.

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**Post Property:**

**531 SPRINGDALE CIR 32503**



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

By:  
Emily Hogg  
Deputy Clerk

RALEIGH E MCGOUGAN EST OF  
[0124-21]  
C/O RACHEL STRAWBRIDGE  
201 E OAK ST  
ATMORE, AL 36502

**9171 9690 0935 0129 1333 72**

ESTATE OF RALEIGH E. MCGOUGAN  
[0124-21]  
531 SPRINGDALE CIR  
PENSACOLA, FL 32503

**9171 9690 0935 0129 1333 65**

SPRINGCASTLE CREDIT FUNDING  
TRUST THROUGH ITS TRUSTEE  
WILMINGTON TRUST [0124-21]  
601 NW SECOND STREET  
EVANSVILLE, IN 47708

**9171 9690 0935 0129 1333 58**

LVNV FUNDING LLC ASSIGNEE OF  
SEARS [0124-21]  
15 SOUTH MAIN STREET SUITE 500  
GREENE VILLE, SC 29601

**9171 9690 0935 0129 1333 41**

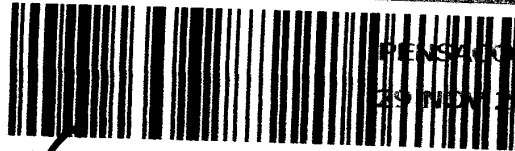
CITY OF PENSACOLA [0124-21]  
PO BOX 12910  
PENSACOLA FL 32521

**9171 9690 0935 0129 1333 34**

*Contact -  
Family*

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

**CERTIFIED MAIL™**



PENSACOLA FL 325  
29 NOV 2023 PM 24

9171 9690 0935 0129 1333 41

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K A  
FOE



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FIRST-CLASS MAIL  
IM1  
\$007.18<sup>9</sup>  
11/29/2023 ZIP 32502  
043M31219251

US POSTAGE

LVNV FUNDING LLC ASSIGNEE OF  
SEARS [0124-21]  
15 SOUTH MAIN STREET SUITE 500  
GREENE VILLE, SC 29601

NIXIE 140 101 0011/03/23  
ENTER TO BEER  
OFFICIAL ALL ADD-ON  
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20001-276020

44  
2011/11/18  
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

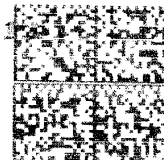
**CERTIFIED MAIL**



9171 9690 0935 0129 1333 65

PENSACOLA FL 325

11 NOV 2023 PM 1



quadrant

FIRST-CLASS MAIL  
(M)

\$007.18

11/28/2023 ZIP 32502  
043M31219251

US POSTAGE

ESTATE OF RALEIGH E. MCGOUGAN

[0124-21]

531 SPRINGDALE CIR

PENSACOLA, FL 32503

NIXIE

322 DE 1

0012/21/23

RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

UNC

BC: 3250258335

\*2638-08051-28-40

325025833

32503-24333



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0124-21

Document Number: ECSO23CIV043017NON

Agency Number: 24-001664

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01647 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE: POST PROPERTY

Defendant:

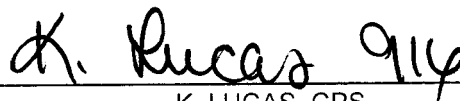
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/29/2023 at 9:35 AM and served same at 7:35 AM on 11/30/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:



K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## 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 January 3, 2024, 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 **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 01647**, issued the **1st** day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722**

**SECTION 48, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 043830000 (0124-21)**

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

**RALEIGH E MCGOUGAN EST OF**

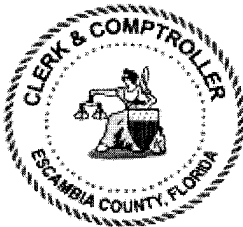
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of January, which is the **3rd** day of **January 2024**.

Dated this 16th day of November 2023.

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:**

**531 SPRINGDALE CIR 32503**



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

By:  
Emily Hogg  
Deputy Clerk

531 SPRINGDALE CIR  
PENSACOLA, FL 32503  
850-595-3793



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

## 2023

## REAL ESTATE

## TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
04-3830-000	16		4815308100023003

MCGOUGAN RALEIGH E EST OF  
C/O RACHEL STRAWBRIDGE  
201 E OAK ST  
ATMORE, AL 36502

PROPERTY ADDRESS:  
531 SPRINGDALE CIR

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

21 / 1647

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	98,231	0	98,231	649.95
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	114,056	0	114,056	223.78
BY STATE LAW	3.1820	114,056	0	114,056	362.93
PENSACOLA	4.2895	98,231	0	98,231	421.36
WATER MANAGEMENT	0.0234	98,231	0	98,231	2.30
M.S.T.U. LIBRARY	0.3590	98,231	0	98,231	35.26
ESCAMBIA CHILDRENS TRUST	0.4365	98,231	0	98,231	42.88

TOTAL MILLAGE 16.8689

AD VALOREM TAXES \$1,738.46

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
2020 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT 23 BLK C SPRINGDALE PB 4 See Additional Legal on Tax Roll	SW STORMWATER(CITY OF PENSACOLA)		54.40
NON-AD VALOREM ASSESSMENTS			\$54.40

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$1,792.86

If Paid By	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Please Pay	\$1,739.07	\$1,757.00	\$1,774.93	\$1,792.86

RETAIN FOR YOUR RECORDS

### 2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

#### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Dec 31, 2023
	1,739.07
AMOUNT IF PAID BY	Jan 31, 2024
	1,757.00
AMOUNT IF PAID BY	Feb 29, 2024
	1,774.93
AMOUNT IF PAID BY	Mar 31, 2024
	1,792.86
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

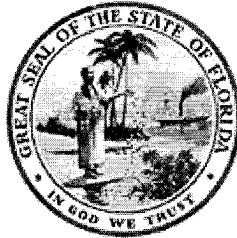
ACCOUNT NUMBER
04-3830-000
PROPERTY ADDRESS
531 SPRINGDALE CIR

MCGOUGAN RALEIGH E EST OF  
C/O RACHEL STRAWBRIDGE  
201 E OAK ST  
ATMORE, AL 36502

PRIOR YEAR(S) TAXES  
OUTSTANDING

1 043830000 2023 5

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 High Bid Tax Deed Sale**

**Cert # 001647 of 2021 Date 1/3/2024  
 Name SERGEY OTKIDYCHEV**

**Cash Summary**

Cash Deposit	\$3,870.00
Total Check	\$74,114.30
Grand Total	\$77,984.30

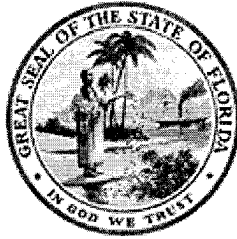
Purchase Price (high bid amount)	\$77,400.00	Total Check	\$74,114.30
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$541.80	Adv Doc. Stamps	\$541.80
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$8,364.72	Postage	\$28.84
		Researcher Copies	\$0.00
- postage	\$28.84		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$8,335.88	Registry of Court	\$8,335.88
Purchase Price (high bid)	\$77,400.00		
-Registry of Court	\$8,335.88	Overbid Amount	\$69,035.28
-advance recording (for mail certificate)	\$18.50		
-postage	\$28.84		
-Researcher Copies	\$0.00		
= Overbid Amount	\$69,035.28		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
 Deputy Clerk

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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 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 # 2021 TD 001647**

**Sold Date 1/3/2024**

**Name SERGEY OTKIDYCHEV**

RegistryOfCourtT = TAXDEED	\$8,335.88
overbidamount = TAXDEED	\$69,035.28
PostageT = TD2	\$28.84
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$541.80
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 001647	
5/19/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/19/2023	TD84	PA INFO	
5/22/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023039093	
5/24/2023	TD84	NOTICE OF TDA	
10/20/2023	TD82	PROPERTY INFORMATION REPORT	
11/29/2023	TD81	CERTIFICATE OF MAILING	
12/8/2023	CheckVoided	CHECK (CHECKID 131421) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD PENSACOLA, FL 32502	
12/8/2023	CheckMailed	CHECK PRINTED: CHECK # 900036381 -- REGISTRY CHECK	
12/20/2023	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
12/20/2023	TD84	SHERIFF'S RETURN OF SERVICE	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/19/2023 2:39:56 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/19/2023 2:39:57 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/19/2023 2:39:56 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/19/2023 2:39:58 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/19/2023 2:41:17 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

**RECEIPTS**

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/22/2023 11:34:40 AM	2023039093	GREEN GULF GROUP CO	456.00	456.00	0.00

		Total	456.00	456.00	0.00
REGISTRY					
CashierDate	Type	TransactionID	TransactionName	Name	Status
12/8/2023 11:27:14 AM	Check (outgoing)	101849557	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD	900036381 CLEARED ON 12/8/2023
5/22/2023 11:34:40 AM	Deposit	101794539	GREEN GULF GROUP CO		Deposit
Deposited			Used	Balance	
320.00			8,400.00	-8,080.00	

77169

Sergey Otkidychev

\$77,400.00

Deposit

\$3,870.00

Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
01/03/2024	2021 TD 001848	0								\$0.00	\$52.50	\$7,220.00	01848	Dady Junior Ilene	1433 SW A
01/03/2024	2021 TD 001647	4								\$0.00	\$541.80	\$74,114.30	01647	Sergey Nikolaevich Otkidy	4432 Decat
01/03/2024	2021 TD 001637	4								\$0.00	\$65.10	\$8,942.60	01637	Ingram Capital Ventures In	6012 Wynd
01/03/2024	2021 TD 001591	4								\$0.00	\$184.80	\$25,307.30	01591	Coon Street Inc.	4490 North
01/03/2024	2021 TD 000521	1								\$0.00	\$129.50	\$17,747.00	00521	Pradeep M. Parekh	754 boulev
01/03/2024	2016 TD 004673	2								\$0.00	\$70.70	\$9,708.20	04673	Shane Wallis	2172 W 9th
01/03/2024	2016 TD 003104	1								\$0.00	\$41.30	\$5,688.80	03104	Christine Mae Gonzales Cl	6134 Brads

**Case Number: 2021 TD 001647**  
**Result Date: 01/03/2024**  
**Title Information:**  
Name:   
Address1:   
Address2:   
City:   
State:   
Zip:

Page 1 of 1

View 1 - 7 of 7

TOTALS: Items Count: 7 Balance: \$147,345.00 Clerk Fees: \$0.00 Rec Fees: \$207.50 Doc Stamps: \$1,085.70 Total Due: \$148,728.20



# 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 – 01-03-2024 – TAX CERTIFICATE #'S 01647

in the CIRCUIT Court  
was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

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: 2023.12.21 10:07:31 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 21ST day of DECEMBER  
A.D., 2023

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5973600064AAE, cn=Heather Tuttle  
Date: 2023.12.21 10:22:26 -06'00'

**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

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01647, issued the 1st day of June, A.D., 2021 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 BLK C SPRINGDALE PB 4 P 18  
OR 3591 P 722 SECTION 48, TOWNSHIP  
1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043830000  
(0124-21)

The assessment of the said property under the said certificate issued was in the name of RALEIGH E MCGOUGAN EST OF

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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

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

oaw-4w-11-30-12-07-14-21-2023



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01647 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RALEIGH E MCGOUGAN EST OF ESTATE OF RALEIGH E. MCGOUGAN  
C/O RACHEL STRAWBRIDGE 531 SPRINGDALE CIR  
201 E OAK ST PENSACOLA, FL 32503  
ATMORE, AL 36502

SPRINGCASTLE CREDIT FUNDING TRUST THROUGH ITS TRUSTEE WILMINGTON TRUST LVNV FUNDING LLC ASSIGNEE OF SEARS  
601 NW SECOND STREET 15 SOUTH MAIN STREET SUITE 500  
EVANSVILLE, IN 47708 GREENE VILLE, SC 29601

CITY OF PENSACOLA  
PO BOX 12910  
PENSACOLA FL 32521

WITNESS my official seal this 16th day of November 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

**STATE OF FLORIDA**

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE - 01-03-2024 - TAX CERTIFICATE #'S 01647

in the CIRCUIT Court  
was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

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=A01410D0000181FD1A68F30006C09B, cn=Michael P  
Driver  
Date: 2023.12.21 10:07:31 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 21ST day of DECEMBER  
A.D., 2023

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793800084AAE, cn=Heather Tuttle  
Date: 2023.12.21 10:22:26 -06'00'

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



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

Page 1 of 1

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01647, issued the 1st day of June, A.D., 2021 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 23 BLK C SPRINGDALE PB 4 P 18  
OR 3591 P 722 SECTION 48, TOWNSHIP  
1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043830000  
(0124-21)

The assessment of the said property under the said certificate issued was in the name of RALEIGH E MCGOUGAN EST OF

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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

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

oaw-4w-11-30-12-07-14-21-2023

Tax deed file number 0124-21

Parcel ID number 481S308100023003

## TAX DEED

Escambia County, Florida

for official use only

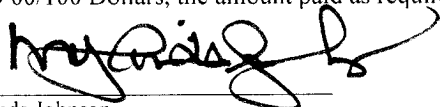
Tax Certificate numbered 01647 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of January 2024, the land was offered for sale. It was sold to **Sergey Nikolaevich Otkidychev**, 4432 Decatur Dr Ferndale WA 98248, who was the highest bidder and has paid the sum of the bid as required by law.

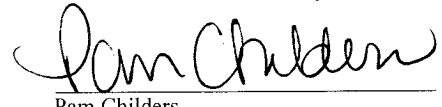
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

**Description of lands: LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722 SECTION 48, TOWNSHIP 1 S, RANGE 30 W**

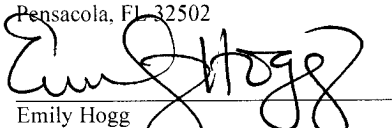
**\*\* Property previously assessed to: RALEIGH E MCGOUGAN EST OF**

On 3rd day of January 2024, in Escambia County, Florida, for the sum of ( \$77,400.00) SEVENTY SEVEN THOUSAND FOUR HUNDRED AND 00/100 Dollars, the amount paid as required by law.

  
Mylinda Johnson  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

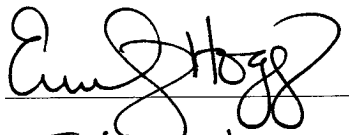
  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



  
Emily Hogg  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

On this 3rd day of January, 2024, before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

  
Emily Hogg



Emily Hogg  
Comm.: HH 373864  
Expires: March 15, 2027  
Notary Public - State of Florida



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ESTATE OF RALEIGH E. MCGOUGAN  
531 SPRINGDALE CIR  
PENSACOLA, FL 32503

Tax Deed File # 0124-21  
Certificate # 01647 of 2021  
Account # 043830000

Property legal description:

**LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 3, 2024**, and a surplus of **\$67,953.41** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

**THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.**

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 9th day of January 2024.

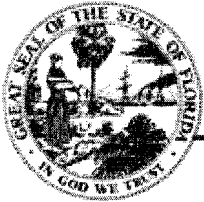


ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

**Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793**

**9171 9690 0935 0127 1782 52**



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

LVNV FUNDING LLC ASSIGNEE OF SEARS  
15 SOUTH MAIN STREET SUITE 500  
GREENE VILLE, SC 29601

Tax Deed File # 0124-21  
Certificate # 01647 of 2021  
Account # 043830000

Property legal description:

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Dated this 9th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

**Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793**

9171 9690 0935 0127 1782 45



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

RALEIGH E MCGOUGAN EST OF  
C/O RACHEL STRAWBRIDGE  
201 E OAK ST  
ATMORE, AL 36502

Tax Deed File # 0124-21  
Certificate # 01647 of 2021  
Account # 043830000

Property legal description:

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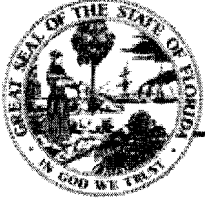


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1782 38



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

SPRINGCASTLE CREDIT FUNDING TRUST THROUGH ITS TRUSTEE WILMINGTON TRUST  
601 NW SECOND STREET  
EVANSVILLE, IN 47708

Tax Deed File # 0124-21  
Certificate # 01647 of 2021  
Account # 043830000

Property legal description:

**LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722**

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Dated this 9th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1782 21



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

CITY OF PENSACOLA  
PO BOX 12910  
PENSACOLA FL 32521

Tax Deed File # 0124-21  
Certificate # 01647 of 2021  
Account # 043830000

Property legal description:

**LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 3, 2024**, and a surplus of **\$67,953.41** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

**THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.**

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 9th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

**Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793**





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

CITY OF PENSACOLA  
ATTN CODE ENFORCEMENT CASE #18-148  
PO BOX 12910  
PENSACOLA FL 32521

Tax Deed File # 0124-21  
Certificate # 01647 of 2021  
Account # 043830000

Property legal description:

**LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 3, 2024**, and a surplus of **\$67,953.41** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

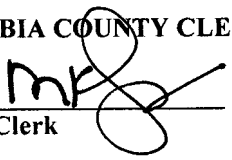
**THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.**

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 9th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

**Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793**

Tax Cert	2021 TD 001647		
Property Owner	Raleigh E McHaugan Est of		
Property Address	531 Springdale Cir 32503		
SOLD TO:	\$ 77,400.00	Amt Available to Disburse \$	
Disbursed to/for:	Amount:	Check # Balance	
Recording Fees (from TXD receipt)	\$ 570.30 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 1,053.03 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 6,572.63 ✓		\$
Refund High Bidder unused sheriff fees	\$ 80.00 ✓		\$
Additional taxes	\$ 1,757.00 ✓		\$ 67,982.25
Postage final notices	\$ 28.84		\$ 67,953.41
CITY CODE	\$ 52912.00		\$
CITY LIENS	\$ 947.02		\$ 14094.39
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!			
Post sale process:	Lien Information:		
Tax Deed Results Report to Tax Collector	✓ CITY 60360/1633 Due \$ 239.00		
Print Deed/Send to Admin for signature	✓ Paid \$ 239.00		
Request check for recording fees/doc stamps	✓ CITY 7597/1599 Due \$ 239.00		
Request check for Clerk Registry fee/fee due clerk	✓ Paid \$ 239.00		
Request check for Tax Collector fee (\$6.25 etc)	✓ CITY 7644/1640 Due \$ 239.00		
Request check for certificate holder refund/taxes & app fees	✓ Paid \$ 239.00		
Request check for any unused sheriff fees to high bidder	CITY 7746/1642 Due \$ 239.00		
Print Final notices to all lienholders/owners	Paid \$ 239.00		
Request check for postage fees for final notices	CITY CODE 8046/1360 Due \$ 52,912.00		
Determine government liens of record/ amounts due	Paid \$ 52,912.00		
Record Tax Deed/Certificate of Mailing			
Copy of Deed for file and to Tax Collector			
Notes: CITY CODE LIEN- NOT IN COMPLIANCE			

THE CITY OF PENSACOLA

P. O. BOX 12910

PENSACOLA, FLORIDA 32521-0044

To: Office of Pam Childers  
Attention: Mylinda Johnson  
Phone: 850-595-4813  
Email: Mjohnson@escambiaclerk.com

January 9, 2024

Property Owner: Raleigh McGougan  
Property Location: 531 Springdale Circle  
Legal Description: LOT 23 BLOCK C SPRINGDALE

Customer No. 003694, Invoice #0104438-WO  
O.R. 6360, Page 1633, 07/24/08

\$ 210.02

Customer No. 003694, Invoice #0131875-WO  
O.R. 7597, Page 1599, 09/14/16

\$ 219.00

Customer No. 003694, Invoice #0132848-WO  
O.R. 7644, Page 0640, 12/15/16

\$ 219.00

Customer No. 003694, Invoice #0134752-WO  
O.R. 7746, Page 0642, 07/07/17

\$ 219.00

Recording and Cancellation fees (4 liens)

\$ 80.00

TOTAL OWED

\$ 947.02

PLEASE REMIT DIRECTLY TO THE TREASURY DIVISION

Recorded in Public Records 08/04/2008 at 02:33 PM OR Book 6360 Page 1633,  
Instrument #2008058526, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:


MCGOUGAN, RALEIGH E.  
531 Springdale Circle

Lot 23, Block C Springdale

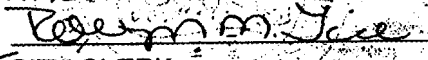
in the total amount of \$210.02 (Two Hundred Ten & 02/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 24th day of July, 2008. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.

DATED this 24th day of July, 2008.

THE CITY OF PENSACOLA  
a municipal corporation

  
BY:  
THOMAS J. BONFIELD  
CITY MANAGER

ATTEST:

  
ASS. CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 30th day of  
July, 2008, by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~  
not take an oath.

  
NOTARY PUBLIC



Recorded in Public Records 09/28/2016 at 10:05 AM OR Book 7597 Page 1599,  
Instrument #2016074994, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

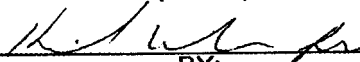
MCGOUGAN, RALEIGH E  
531 Springdale Cir

Lot 23 Block C Springdale

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 29th day of June, 2016. Said lien shall be equal in dignity  
to all other special assessments for benefits against property within the City.

DATED this 14th day of September, 2016

THE CITY OF PENSACOLA  
a municipal corporation

  
BY:  
ERIC W. OLSON  
CITY ADMINISTRATOR

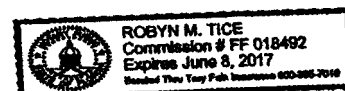
RECORDED AS  
RECEIVED



FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 21ST day of  
SEPTEMBER, 2016, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~/did  
not take an oath.

  
NOTARY PUBLIC



Recorded in Public Records 12/28/2016 1:39 PM OR Book 7644 Page 640,  
Instrument #2016099318, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E  
531 Springdale Cir

Lot 23 Block C Springdale

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 29th day of September, 2016. Said lien shall be equal in  
dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of December, 2016

THE CITY OF PENSACOLA  
a municipal corporation



BY:

ERIC W. OLSON  
CITY ADMINISTRATOR

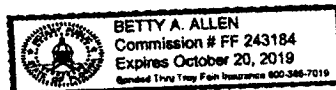


  
ASSISTANT CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 20<sup>th</sup> day of  
December, 2016, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.



  
NOTARY PUBLIC

Recorded in Public Records 7/18/2017 1:14 PM OR Book 7746 Page 642,  
Instrument #2017054775, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E  
531 Springdale Cir

Lot 23 Block C Springdale

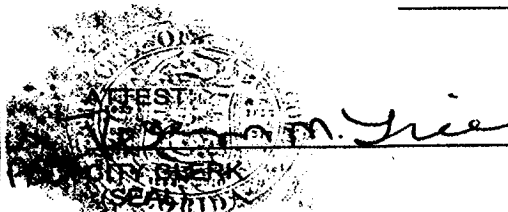
in the total amount of \$219.00(Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 14th day of April 20 17. Said lien shall be equal in dignity to  
all other special assessments for benefits against property within the City.

DATED this 7th day of July, 2017

THE CITY OF PENSACOLA  
a municipal corporation



BY:  
ERIC W. OLSON  
CITY ADMINISTRATOR

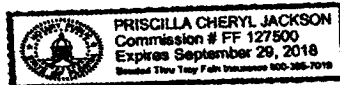


STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of July, 2017, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

  
NOTARY PUBLIC



## Mylanda Johnson (COC)

---

**From:** Sabrina Stallworth <sstallworth@cityofpensacola.com>  
**Sent:** Tuesday, January 9, 2024 9:47 AM  
**To:** Mylanda Johnson (COC); Ryan Spikes; Howard Lewis  
**Subject:** Re: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

Ok, I have the information for you. From 3/20/18 thru 1/3/2024 = 2115 days @ \$25 a day = \$52, 875 plus filing fee of \$37 making the grand total \$52,912.00

Sabrina Stallworth  
Office Assistant  
Code Enforcement  
Visit us at <http://cityofpensacola.com>  
2849 N. Palafox St.  
Pensacola, FL 32501  
Office: (850) 436-5500  
Fax: (850) 595-1470  
[ssallworth@cityofpensacola.com](mailto:ssallworth@cityofpensacola.com)



---

**From:** Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>  
**Sent:** Tuesday, January 9, 2024 9:28 AM  
**To:** Sabrina Stallworth <sstallworth@cityofpensacola.com>; Howard Lewis <HLewis@cityofpensacola.com>; Ryan Spikes <RSpikes@cityofpensacola.com>  
**Subject:** RE: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

Can you tell me what's due through 1/3/2024? That's the sale date and we will apply funds through that date. The new owner will have to take care of the rest.



**Mylanda Johnson**  
Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)



Office of Pam Childers  
Escambia County Clerk of the Circuit Court  
& Comptroller  
221 Palafox Place Ste 110, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office  
may be subject to public records disclosure.*

---

**From:** Sabrina Stallworth <[ssallworth@cityofpensacola.com](mailto:ssallworth@cityofpensacola.com)>  
**Sent:** Tuesday, January 9, 2024 9:21 AM  
**To:** Mylinda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>; Howard Lewis <[HLewis@cityofpensacola.com](mailto:HLewis@cityofpensacola.com)>; Ryan  
Spikes <[RSpikes@cityofpensacola.com](mailto:RSpikes@cityofpensacola.com)>  
**Subject:** Re: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

This property has not been into compliance and the fine is still running.

Sabrina Stallworth  
Office Assistant  
Code Enforcement  
Visit us at <http://cityofpensacola.com>  
2849 N. Palafox St.  
Pensacola, FL 32501  
Office: (850) 436-5500  
Fax: (850) 595-1470  
[ssallworth@cityofpensacola.com](mailto:ssallworth@cityofpensacola.com)



---

**From:** Mylinda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>  
**Sent:** Monday, January 8, 2024 3:29 PM  
**To:** Sabrina Stallworth <[ssallworth@cityofpensacola.com](mailto:ssallworth@cityofpensacola.com)>  
**Subject:** RE: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

Sounds good.



**Mylanda Johnson**

Operations Supervisor

850-595-4813

[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**

**Escambia County Clerk of the Circuit Court**

**& Comptroller**

221 Palafox Place Ste 110, Pensacola, FL 32502

[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

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---

**From:** Sabrina Stallworth <[ssallworth@cityofpensacola.com](mailto:ssallworth@cityofpensacola.com)>

**Sent:** Monday, January 8, 2024 3:27 PM

**To:** Mylanda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>

**Subject:** Re: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

Good afternoon, I will work on this for you. I should have it for you by Friday. Is that ok?

**Sabrina Stallworth**

Office Assistant

Code Enforcement

Visit us at <http://cityofpensacola.com>

2849 N. Palafox St.

Pensacola, FL 32501

Office: (850) 436-5500

Fax: (850) 595-1470

[ssallworth@cityofpensacola.com](mailto:ssallworth@cityofpensacola.com)



**FLORIDA'S FIRST & FUTURE**

---

**From:** Mylanda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>

**Sent:** Monday, January 8, 2024 3:03 PM

**To:** Sabrina Stallworth <[ssallworth@cityofpensacola.com](mailto:ssallworth@cityofpensacola.com)>

**Cc:** COC TaxDeeds <[TaxDeeds@escambiaclerk.com](mailto:TaxDeeds@escambiaclerk.com)>

**Subject:** [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Hi Sabrina,

Can you please provide a payoff for the lien at 531 Springdale Circle? We have Tax Deed surplus funds to disburse.

Thanks,  
Mylanda



**Mylanda Johnson**

Operations Supervisor

850-595-4813

[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**

**Escambia County Clerk of the Circuit Court  
& Comptroller**

221 Palafox Place Ste 110, Pensacola, FL 32502

[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office  
may be subject to public records disclosure.*

Recorded in Public Records 2/14/2019 2:41 PM OR Book 8046 Page 1360,  
Instrument #2019014082, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,**  
**a Florida municipal corporation,**  
**by its Code Enforcement Office (436-5500)**  
**Petitioner,**

vs.

**RALEIGH E. MC GOUGAN AND/OR ITZEL**  
**NEGRON,**

Respondent(s).

Case # 18-148

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on February 20, 2018, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 531 Springdale Circle, Pensacola, Escambia County, Florida, legally described as:

LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722. TAX ACCT. #043830000.

2. The following described condition exists on the property: there are one or more broken windows, a missing back door on this occupied residence and loose rubbish in the back yard and the condition constitutes lack of required maintenance of doors and windows and an unlawful accumulation of rubbish and/or garbage.

3. The date this condition was first observed was October 25, 2017; re-inspection made on February 20, 2018, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
X the posting of a notice on the property and at City Hall for ten (10) days beginning  
\_ certified mail, return receipt requested,

on February 7, 2018, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on February 20, 2018, at which hearing the respondent Itzel Negrón did appear and testify.

**B. CONCLUSIONS OF LAW:**

1. The respondent(s) and the property are in violation of Section(s):

BK: 8046 PG: 1361

of the Code of the City of Pensacola, Florida.  
of the Florida Building Code.  
of the Standard Housing Code.  
304.13, 304.15 & 308.1 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ \_\_\_\_\_. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ \_\_\_\_\_.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before March 20, 2018, by (a) repairing and/or replacing each broken window, (b) replacing the missing back door, and (c) completely removing and properly disposing of all loose litter and/or rubbish from the back yard). [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom a City work permit must be pulled beforehand.] Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, **March 20, 2018**, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

BK: 8046 PG: 1362 Last Page

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on February 22, 2018, at Pensacola, Florida.



PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.  
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.  
(Printed Name of Special Magistrate Judge)

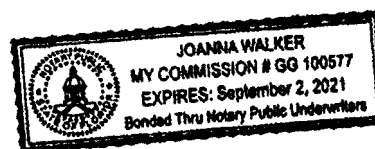
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on February 22, 2018, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by  
and ATTESTED to by:  
Joanna Walker  
Florida Notary Public &  
Administrative Officer of the  
Code Enforcement Authority of the  
City of Pensacola, Florida  
Post Office Box 12910  
Pensacola, FL 32521-0001  
(850) 436-5500  
rev. 2/22/18

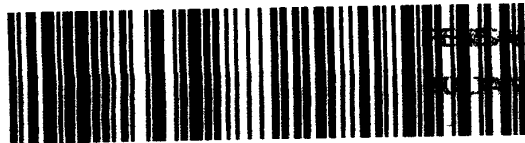
Joanna Walker  
(Signature of Notary and Administrative Officer)

Joanna Walker  
(Printed Name of Notary & Admin. Officer)

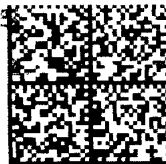


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**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



PENSACOLA FL 32502  
JAN 20 2024 PM 1



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01/10/2024 ZIP 32502  
043M31219251

**US POSTAGE**

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*FOE*

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
2024 FEB - 5 A  
PENSACOLA FL

LVNV FUNDING LLC ASSIGNEE OF SEARS  
15 SOUTH MAIN STREET SUITE 500  
GREENE VILLE, SC 29601

Tax Deed File # 0124-21  
Certificate # 01647 of 2021

EXT 266 FEB 1 2024/01/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

25682-276925

EC: 32502083333 \*2638-08766-10-38

**CERTIFIED MAIL™**

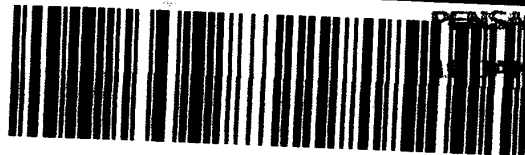
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



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PENSACOLA FL 325

JAN 31 2024 PM 1



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01/10/2024 ZIP 32502  
043M31219251

**US POSTAGE**

PAM CHILDERS  
CLERK & COMPTROLLER  
OFFICIAL RECORDS

JAN 31 A 11:00

SCHEMATA COUNTY, FL

ESTATE OF RALEIGH E. MCGOUGAN  
531 SPRINGDALE CIR  
PENSACOLA, FL 32503

Tax Deed File # 0124-21  
Certificate # 01647 of 2021

*FWD*  
*4N*  
*1/11/24*

*1/18/24*

NIXIE

322 FE 1

0001/27/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335

\*2638-00732-10-38

325032240000133



## Heather Mahoney (COC)

---

**From:** Nancy Kaufman <aahsassistant@gmail.com>  
**Sent:** Friday, April 5, 2024 2:55 PM  
**To:** COC TaxDeeds  
**Subject:** [EXTERNAL]Tax deed # 0124-21  
**Attachments:** 04052024155420\_0001.pdf

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Here is our claim. Please let me know when received.

Thank you,

Nancy Kaufman  
GM Assistant  
AAHS Real Estate  
[aahsassistant@gmail.com](mailto:aahsassistant@gmail.com)  
Direct: 631-662-9774  
Office: 407-990-1441

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# CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 0124-21 Certificate # 01647 of 2021 Sale Date: 1/3/2024  
Property Address: 531 Springdale Cir. Pensacola FL 32503  
Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name:

Contact Name, if Applicable:

Address:

Telephone Number:

Email Address:

I am a (check one):

☐ Lienholder

☒ Titleholder

☒ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.  
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;

☐ Government lien; ☐ Other

Describe other:

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed: ☐

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Amount of surplus tax deed sale proceeds claimed: \$ 14,094.39

Does the titleholder claim the subject property was homestead property: No

3. I request payment of any surplus funds due to me be mailed to:

260 Crown Oak Centre Dr Longwood FL 32750

4. I hereby swear or affirm that all of the above information is true and correct.

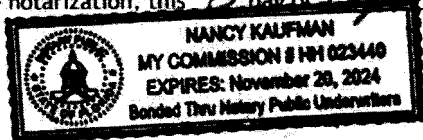
Signature of Claimant:

Print: Anthony P. Scandaro as Trustee

STATE OF Florida

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 5 day of April, 2024 by Anthony P. Scandaro



Signature-Notary Public, State of Florida

Print Commissioned Name of Notary Public

Personally Known ☒ OR Produced Identification ☒ Type of Identification Produced FLDL

# ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

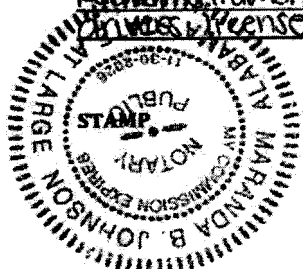
0124-21  
COUNTY: Escambia TAX DEED No: \_\_\_ SALE DATE: 1/3/24 SURPLUS: \$ 14,094.39

THIS AGREEMENT, made and entered into on this \_\_\_ day of December, 2023 between Rachel Strawbridge, ("ASSIGNOR"), whose current address is 301 E Oak St, Atmore AL 36502 and AAHS of Florida Trust Dated September 19th 2022, ("ASSIGNEE"), whose address is PO Box 149717 Orlando FL 32814, for and in consideration of the sum of \$15.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that he is the owner and or former owner named in the above styled tax deed case, and has not transferred, assigned, or otherwise given up any remainder interest in or to the proceeds / overage of said sale. Assignor has been informed by the assignee (AAHS of Florida Trust Dated September 19th 2022) that Surplus funds in the estimated amount of \$ 14,094.39 may be due and owing to the assignor; and may be available for disbursement from the clerk of court, Escambia COUNTY, FLORIDA, as the result of the captioned Tax Deed Sale.
2. In executing this assignment agreement, Assignor has been informed by the assignee that:  
  
2A. Assignee has the legal right to file a claim for the assignor's interest in the surplus/overage proceeds. Assignor grant, sells, and assigns, fully and non-revocable, to Assignee, AAHS of Florida Trust Dated September 19th, 2022, or assigns, all rights, title and interest in and to all such surplus/overage funds currently held by the registry of the court, as may be due from the above referenced case.  
  
2B Assignor was given the time and had the right an ability to consult with Legal Counsel PRIOR to executing this agreement and was advised to seek their own attorney's advice and has chosen NOT to obtain Legal counsel.  
  
2C Assignee is NOT an attorney nor has given ANY legal advice is NOT licensed to practice law. If any litigation is needed, a licensed attorney will be hired.
3. This is a legal binding contract /Agreement signed by both parties. This contract can be assigned by Assignee only.
4. Assignor states that all information is true and correct under oath and under penalty of perjury

*Rachel M Strawbridge*  
Owner/Assignor: Rachel Strawbridge

STATE OF <sup>Alabama</sup> FLORIDA  
COUNTY OF Escambia

THE FOREGOING instrument was acknowledged before me this 28<sup>th</sup> day of December 2023, by Rachel Strawbridge, who is personally known to me OR ☒ who has produced driver's license as identification  
*Maranda B. Johnson*  


December 27, 2023

**Name:** Rachel Strawbridge  
**Address:** 531 SPRINGDALE CIR Pensacola, FL, 32503  
**Phone:** (850) 797-9927  
**Email:** Thepublican.david@gmail.com

**Re: Recovery of Unclaimed Funds (Florida)**

Hi : Rachel

AAHS of Florida Trust Dated September 19th 2022 (the "Company") is pleased to assist you with the recovery of unclaimed funds that potentially belong to you (the "Claim"). This engagement letter (the "Agreement") outlines the scope and terms of our services and your responsibilities.

1. **Services.** The Company agrees to provide the following services in connection with the Claim:
  - 1.1 **Identification of Claim.** We will perform the necessary research to identify the source and amount of your Claim.
  - 1.2 **Recovery and Expenses.** Company shall be responsible for "all" expenses and dedicate the labor required to recover your Claim on your behalf, including paying all legal expenses whether or not the claim is recovered.
2. **Your Responsibilities.** In connection with the recovery of the Claim, you agree to the following:
  - 2.1 **Authorization.** You authorize the Company to act as your exclusive agent for the recovery of the Claim.
  - 2.2 **Paperwork.** You agree to sign and return all documents required for recovery of the Claim to the Company promptly.
  - 2.3 **Cooperation.** By signing this agreement, you understand that Company has existing relationships with counsel within the state of your claim and you agree that these attorneys are authorized to represent you within the jurisdiction of the claim, should it be necessary. Additionally, if necessary, you will need to sign an agreement directly with Company's local counsel authorizing them to recover, receive and disburse your funds. As part of local Counsel's agreement with Company, Company agrees to pay all legal fees and costs. You agree to cooperate fully with all reasonable requests in the assistance of obtaining these funds on your behalf, whether the requests come from Company or Local Counsel. AAHS of Florida Trust Dated September 19th 2022, it's employees, Affiliates and all associates and Rachel Strawbridge hereby consent to the recording of all and any communications.

**3. Costs and Fees.**

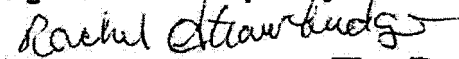
- 3.1 **Costs.** Company shall be responsible for "ALL" costs associated with the recovery of the Claim whether recovered or not.
- 3.2 **Success Fee.** Upon successful recovery of any funds relating to your Claim, you agree Company is entitled to 50% as our fee. This shall apply whether Company/Attorney receive the check or if Claim receive the check. The party receiving the check shall send the other party their portion of the Claim within five (5) business days of receiving the Claim check and the funds clearing their bank.
- 3.3 **Governing Law and Venue.** This Agreement is to be governed by and construed in accordance with the laws of the state of Florida applicable to contracts made and without regard to the conflicts of laws principles thereof. Upon breach of this agreement, attorney's fees and costs for bringing a breach of contract action shall be included in the request for damages as a result of said breach.

If the terms of this letter are acceptable to you, please acknowledge by signing below and returning to our attention at the address above.

Very Truly Yours,

**Mario Prisciandaro As Manager of AAHS of Florida Trust Dated September 19th 2022 Date:**  
**December 27, 2023**

**Agreed to and Accepted By:**



**Seller:** Rachel Strawbridge, **Date:** Dec 28, 2023

## Heather Mahoney (COC)

---

**From:** Nancy Kaufman <aahsassistant@gmail.com>  
**Sent:** Friday, April 5, 2024 3:51 PM  
**To:** Heather Mahoney (COC)  
**Subject:** [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Tax deed # 0124-21

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Yes we are.

Thank you,

Nancy Kaufman  
GM Assistant  
AAHS Real Estate  
[aahsassistant@gmail.com](mailto:aahsassistant@gmail.com)  
Direct: 631-662-9774  
Office: 407-990-1441

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On Apr 5, 2024, at 4:49 PM, Heather Mahoney (COC) <[HMAHONEY@escambiaclerk.com](mailto:HMAHONEY@escambiaclerk.com)> wrote:

Good Afternoon,

I've done a quick review of this file. The assignment is signed by Rachel Strawbridge, who I assume is an heir to the former owner Raleigh McGougan? If this is the case, I believe a court order will be necessary to pay any surplus funds. Will you be filing a probate case?

Thanks,

image001.jpg>

**Heather Mahoney**

Manager, Official Records

850-595-3937

[hmahoney@EscambiaClerk.com](mailto:hmahoney@EscambiaClerk.com)

**Office of Pam Childers**

Escambia County Clerk of the Circuit Court

& Comptroller

221 S. Palafox Street, Pensacola, FL

32502 [www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.*

**From:** Nancy Kaufman <[aahsassistant@gmail.com](mailto:aahsassistant@gmail.com)>

**Sent:** Friday, April 5, 2024 3:31 PM

**To:** Heather Mahoney (COC) <[HMAHONEY@escambiaclerk.com](mailto:HMAHONEY@escambiaclerk.com)>

**Cc:** COC TaxDeeds <[TaxDeeds@escambiaclerk.com](mailto:TaxDeeds@escambiaclerk.com)>

**Subject:** [EXTERNAL]Re: [EXTERNAL]Tax deed # 0124-21

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Thank you very much.

Thank you,

Nancy Kaufman

GM Assistant

AAHS Real Estate

[aahsassistant@gmail.com](mailto:aahsassistant@gmail.com)

Direct: 631-662-9774

Office: 407-990-1441

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On Apr 5, 2024, at 4:22 PM, Heather Mahoney (COC)  
<[HMAHONEY@escambiaclerk.com](mailto:HMAHONEY@escambiaclerk.com)> wrote:

Received. I will let you know if there are any additional questions.

Thank you,

mage001.jpg>

**Heather Mahoney**

Manager, Official Records  
850-595-3937

[hmahoney@EscambiaClerk.com](mailto:hmahoney@EscambiaClerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court**  
**& Comptroller**  
221 S. Palafox Street, Pensacola, FL  
32502 [www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office  
may be subject to public records disclosure.*

---

**From:** Nancy Kaufman <[aahsassistant@gmail.com](mailto:aahsassistant@gmail.com)>  
**Sent:** Friday, April 5, 2024 2:55 PM  
**To:** COC TaxDeeds <[TaxDeeds@escambiaclerk.com](mailto:TaxDeeds@escambiaclerk.com)>  
**Subject:** [EXTERNAL]Tax deed # 0124-21

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachment  
you recognize the sender and know the content is safe.

Good afternoon,

Here is our claim. Please let me know when received.

Thank you,

Nancy Kaufman  
GM Assistant  
AAHS Real Estate  
[aahsassistant@gmail.com](mailto:aahsassistant@gmail.com)  
Direct: 631-662-9774  
Office: 407-990-1441



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# CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

\*\*\*Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 0124-21 Certificate # 01647 of 2021 Sale Date: 1/3/2024  
Property Address: 531 Springdale Cir. Pensacola FL 32503  
Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.  
Claimant's Name: AAHS OF Florida Trust  
Contact Name, if Applicable: \_\_\_\_\_  
Address: 260 Crown Oak Centre Dr Longwood FL 32750  
Telephone Number: 631-662-9774  
Email Address: AAHSASSISTANT@gmail.com

I am a (check one): ☐ Lienholder ☒ Titleholder ☒ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.  
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

## 1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;  
☐ Government lien; ☐ Other

Describe other: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed: ☐

## 2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Amount of surplus tax deed sale proceeds claimed: \$ 14,094.39

Does the titleholder claim the subject property was homestead property: No

## 3. I request payment of any surplus funds due to me be mailed to:

260 Crown Oak Centre Dr Longwood FL 32750

## 4. I hereby swear or affirm that all of the above information is true and correct.

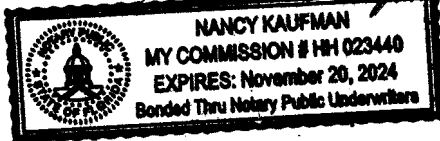
Signature of Claimant: \_\_\_\_\_

Print: Anthony Ricciarduro as Trustee

STATE OF Florida

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or  
\_\_\_\_\_ online notarization, this 5 day of April, 2024 by Anthony Ricciarduro



Signature-Notary Public, State of Florida

Print Commissioned Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_ Type of Identification Produced FDL

FILED  
2024 APR 11 A 9:26  
ESCAMBIA COUNTY, FL  
PAM CHILDERS  
CLERK & COMPTROLLER

**ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS**

0124-21  
COUNTY: Escambia TAX DEED No: \_\_\_\_\_ SALE DATE: 1/3/24 SURPLUS: \$ 14,094.39

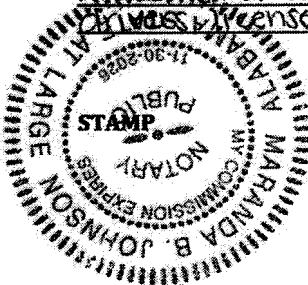
**THIS AGREEMENT**, made and entered into on this    day of December, 2023 between Rachel Strawbridge, ("ASSIGNOR"), whose current address is 301 E Oak St, Atmore AL 36502 and AAHS of Florida Trust Dated September 19th 2022, ("ASSIGNEE"), whose address is PO Box 149717 Orlando FL 32814, for and in consideration of the sum of \$15.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that he is the owner and or former owner named in the above styled tax deed case, and has not transferred, assigned, or otherwise given up any remainder interest in or to the proceeds / overage of said sale. Assignor has been informed by the assignee (AAHS of Florida Trust Dated September 19th 2022) that Surplus funds in the estimated amount of \$ 14,094.39 may be due and owing to the assignor; and may be available for disbursement from the clerk of court, Escambia COUNTY, FLORIDA, as the result of the captioned Tax Deed Sale.
2. In executing this assignment agreement, Assignor has been informed by the assignee that:  
  
2A. Assignee has the legal right to file a claim for the assignor's interest in the surplus/overage proceeds. Assignor grant, sells, and assigns, fully and non-revocable, to Assignee, AAHS of Florida Trust Dated September 19th, 2022, or assigns, all rights, title and interest in and to all such surplus/overage funds currently held by the registry of the court, as may be due from the above referenced case.  
  
2B Assignor was given the time and had the right an ability to consult with Legal Counsel PRIOR to executing this agreement and was advised to seek their own attorney's advice and has chosen NOT to obtain Legal counsel.  
  
2C Assignee is NOT an attorney nor has given ANY legal advice is NOT licensed to practice law. If any litigation is needed, a licensed attorney will be hired.
3. This is a legal binding contract /Agreement signed by both parties. This contract can be assigned by Assignee only.
4. Assignor states that all information is true and correct under oath and under penalty of perjury

Rachel M Strawbridge  
Owner/Assignor: Rachel Strawbridge

STATE OF Alabama  
COUNTY OF Escambia

THE FOREGOING instrument was acknowledged before me this 28<sup>th</sup> day of December 2023, by Rachel Strawbridge, who is personally known to me OR ✓ who has produced Driver's License as identification



Maranda B. Johnson

December 27, 2023

**Name:** Rachel Strawbridge  
**Address:** 531 SPRINGDALE CIR Pensacola, FL, 32503  
**Phone:** (850) 797-9927  
**Email:** Thepublican.david@gmail.com

**Re: Recovery of Unclaimed Funds (Florida)**

Hi : Rachel

**AAHS of Florida Trust Dated September 19th 2022** (the "Company") is pleased to assist you with the recovery of unclaimed funds that potentially belong to you (the "Claim"). This engagement letter (the "Agreement") outlines the scope and terms of our services and your responsibilities.

1. **Services.** The Company agrees to provide the following services in connection with the Claim:
  - 1.1 Identification of Claim. We will perform the necessary research to identify the source and amount of your Claim.
  - 1.2 Recovery and Expenses. Company shall be responsible for "all" expenses and dedicate the labor required to recover your Claim on your behalf, including paying all legal expenses **whether or not the claim is recovered.**
2. **Your Responsibilities.** In connection with the recovery of the Claim, you agree to the following:
  - 2.1 Authorization. You authorize the Company to act as your exclusive agent for the recovery of the Claim.
  - 2.2 Paperwork. You agree to sign and return all documents required for recovery of the Claim to the Company promptly.
  - 2.3 Cooperation. By signing this agreement, you understand that Company has existing relationships with counsel within the state of your claim and you agree that these attorneys are authorized to represent you within the jurisdiction of the claim, should it be necessary. Additionally, if necessary, you will need to sign an agreement directly with Company's local counsel authorizing them to recover, receive and disburse your funds. As part of local Counsel's agreement with Company, Company agrees to pay all legal fees and costs. You agree to cooperate fully with all reasonable requests in the assistance of obtaining these funds on your behalf, whether the requests come from Company or Local Counsel. AAHS of Florida Trust Dated September 19th 2022, it's employees, Affiliates and all associates and Rachel Strawbridge hereby consent to the recording of all and any communications.

**3. Costs and Fees.**

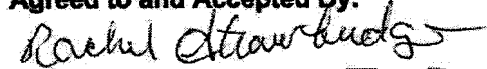
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- 3.2 **Success Fee.** Upon successful recovery of any funds relating to your Claim, you agree Company is entitled to 50% as our fee. This shall apply whether Company/Attorney receive the check or if Claim receive the check. The party receiving the check shall send the other party their portion of the Claim within five (5) business days of receiving the Claim check and the funds clearing their bank.
- 3.3 **Governing Law and Venue.** This Agreement is to be governed by and construed in accordance with the laws of the state of Florida applicable to contracts made and without regard to the conflicts of laws principles thereof. Upon breach of this agreement, attorney's fees and costs for bringing a breach of contract action shall be included in the request for damages as a result of said breach.

If the terms of this letter are acceptable to you, please acknowledge by signing below and returning to our attention at the address above.

Very Truly Yours,

**Mario Prisciandaro As Manager of AAHS of Florida Trust Dated September 19th 2022 Date:**  
**December 27, 2023**

**Agreed to and Accepted By:**



**Seller:** Rachel Strawbridge, **Date:** Dec 28, 2023

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