

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900515

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
COUNTY OF ESCAMBIA C/O TAX COLLECTOR  
P O BOX 1312  
PENSACOLA, FL 32591,

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  |
|----------------|-----------------|------------|--|
| 11-2200-000    | 2012/8039       | 06-01-2012 | BEG AT INTER OF CENTER LI OF SEC AND<br>H/W NLY ON H/W 431 FT FOR POB NLY 80<br>FT ELY 209 FT SLY 80 FT WLY 209 FT TO<br>BEG PART OF LT 7 OR 6173 P 1576 |

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  
COUNTY OF ESCAMBIA C/O TAX COLLECTOR  
P O BOX 1312  
PENSACOLA, FL 32591

05-02-2019  
Application Date

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

17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if

18. Redemption Fee

43.75

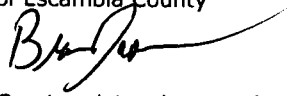
19. Total Amount to Redeem

Done this the 3rd day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale:

5-4-2020

By



\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
11-2200-000 2012

BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431 FT FOR POB NLY 80 FT ELY 209 FT SLY 80 FT WLY 209 FT TO BEG  
PART OF LT 7 OR 6173 P 1576

# Tax Collector's Certification

20-238  
CTY-513

**Tax Deed Application Number**  
1900515

**Date of Tax Deed Application**  
May 02, 2019

This is to certify that **COUNTY OF ESCAMBIA C/O TAX COLLECTOR**, holder of **Tax Sale Certificate Number 2012 / 8039**, Issued the 1st Day of June, 2012 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **11-2200-000**

**Cert Holder:**  
**COUNTY OF ESCAMBIA C/O TAX COLLECTOR**  
**P O BOX 1312**  
**PENSACOLA, FL 32591**

**Property Owner:**  
**RIVERA ANGEL L JR**  
**4117 W PIERCE AVE #2**  
**CHICAGO, IL 60651**  
BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431  
FT FOR POB NLY 80 FT ELY 209 FT SLY 80 FT WL (Full legal  
attached.)

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

| Certificate Year/Number | Account Number | Sale Date  | Face Amount of Certificate | Interest | Total  |
|-------------------------|----------------|------------|----------------------------|----------|--------|
| 2012/8039               | 11-2200-000    | 06/01/2012 | 61.49                      | 77.48    | 138.97 |
| 2018/6604               | 11-2200-000    | 06/01/2018 | 80.18                      | 14.43    | 94.61  |
| 2017/6450               | 11-2200-000    | 06/01/2017 | 80.88                      | 29.12    | 110.00 |
| 2016/6669               | 11-2200-000    | 06/01/2016 | 73.05                      | 39.45    | 112.50 |
| 2015/7297               | 11-2200-000    | 06/01/2015 | 60.26                      | 43.39    | 103.65 |
| 2014/6877               | 11-2200-000    | 06/01/2014 | 60.87                      | 54.78    | 115.65 |
| 2013/7440               | 11-2200-000    | 06/01/2013 | 61.34                      | 66.25    | 127.59 |

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

| Certificate Year/Number | Account Number | Sale Date | Face Amount of Certificate | Tax Collector's Fee | Interest | Total |
|-------------------------|----------------|-----------|----------------------------|---------------------|----------|-------|
| /                       |                |           |                            |                     |          |       |

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

**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

802.97

0.00

76.44

200.00

75.00

1,154.41

**Amounts Certified by Clerk of Court (Lines 8-15):**

**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,



Chris Jones  
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference  
→

[Printer Friendly Version](#)

| General Information  |   |             |              |             | Assessments   |             |              |              |                |
|--|---|-------------|--------------|-------------|---|-------------|--------------|--------------|----------------|
| <b>Reference:</b>  | 326N300720000000                          |             |              |             | <b>Year</b>   | <b>Land</b> | <b>Imprv</b> | <b>Total</b> | <b>Cap Val</b> |
| <b>Account:</b>  | 112200000                                 |             |              |             | 2018  | \$2,109     | \$0          | \$2,109      | \$2,109        |
| <b>Owners:</b>   | RIVERA ANGEL L JR                         |             |              |             | 2017  | \$2,109     | \$0          | \$2,109      | \$2,109        |
| <b>Mail:</b>   | 4117 W PIERCE AVE #2<br>CHICAGO, IL 60651 |             |              |             | 2016  | \$2,109     | \$0          | \$2,109      | \$2,109        |
| <b>Situs:</b>  | HIGHWAY 29 32535                          |             |              |             | <a href="#">Disclaimer</a>                            |             |              |              |                |
| <b>Use Code:</b>   | VACANT RESIDENTIAL                        |             |              |             | <b>Tax Estimator</b>                                  |             |              |              |                |
| <b>Taxing Authority:</b>   | CENTURY CITY LIMITS                       |             |              |             | <b>&gt; File for New Homestead Exemption Online</b>   |             |              |              |                |
| <b>Tax Inquiry:</b>  | <a href="#">Open Tax Inquiry Window</a>   |             |              |             |   |             |              |              |                |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector                                       |   |             |              |             |   |             |              |              |                |
| Sales Data   |   |             |              |             | 2018 Certified Roll Exemptions                        |             |              |              |                |
| <b>Sale Date</b>   | <b>Book</b>                               | <b>Page</b> | <b>Value</b> | <b>Type</b> | None  |             |              |              |                |
|  |   |             |              |             | <b>Legal Description</b>                              |             |              |              |                |
| 06/2007  | 6173                                      | 1576        | \$12,100     | ED          | BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W   |             |              |              |                |
| 09/2006  | 6017                                      | 1726        | \$8,000      | WD          | 431 FT FOR POB NLY 80 FT ELY 209 FT SLY 80 FT WLY 209 |             |              |              |                |
| 10/2001  | 4785                                      | 540         | \$100        | QC          | FT TO BEG...  |             |              |              |                |
| 05/2001  | 4706                                      | 1826        | \$100        | QC          |   |             |              |              |                |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |   |             |              |             | <b>Extra Features</b>                                 |             |              |              |                |
|  |   |             |              |             | None  |             |              |              |                |
| Parcel Information   |   |             |              |             | Launch Interactive Map                                |             |              |              |                |
| <b>Section Map Id:</b>   |   |             |              |             |   |             |              |              |                |
| 32-6N-30-1   |   |             |              |             |   |             |              |              |                |
| <b>Approx. Acreage:</b>  | 0.3700                                    |             |              |             |   |             |              |              |                |
| <b>Zoned:</b>  |   |             |              |             |   |             |              |              |                |
| <b>Evacuation &amp; Flood Information</b>  |   |             |              |             | <b>Buildings</b>                                      |             |              |              |                |
| <a href="#">Open Report</a>  |   |             |              |             | Images  |             |              |              |                |
|  |   |             |              |             | None  |             |              |              |                |

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:05/16/2019 (tc.4884)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **COUNTY OF ESCAMBIA** holder of **Tax Certificate No. 08039**, issued the **1st day of June, A.D., 2012** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431 FT FOR POB NLY 80 FT ELY 209 FT SLY 80 FT WLY 209 FT TO BEG PART OF LT 7 OR 6173 P 1576**

**SECTION 32, TOWNSHIP 6 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 112200000 (20-238)**

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

**ANGEL L RIVERA JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of May, which is the **4th day of May 2020**.

Dated this 21st day of May 2019.

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

Exhibit A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE, LYING AND BEING IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, TO WIT: A LOT OR PARCEL OF LAND, IN THE SOUTHWEST QUARTER OF NORTHEAST QUARTER (OTHERWISE DESIGNATED AS LOT NO. SEVEN (7) ACCORDING TO U.S. GOVERNMENT SURVEYS) OF SECTION THIRTY-TWO (32) IN TOWNSHIP SIX (6) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT THE CENTER POST OF SAID SECTION THIRTY-TWO (32), MEASURE THENCE EAST 384 FEET TO EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. SEVEN (7); THENCE NORTH 12 DEGREES, AND 45 MINUTES WEST, ALONG SAID RIGHT-OF-WAY LINE, 431 FEET TO THE SOUTHWEST CORNER OF THE LOT OR PARCEL OF LAND HEREIN AND HEREBY CONVEYED; FROM SAID CORNER CONTINUE NORTH, 12 DEGREES AND 45 MINUTES WEST, ALONG SAID RIGHT-OF-WAY LINE, ONE HUNDRED FIVE (105) FEET; THENCE EASTERLY AT RIGHT ANGLES, TWO HUNDRED NINE (209) FEET; THENCE SOUTHERLY PARALLEL WITH SAID HIGHWAY ONE HUNDRED FIVE (105); THENCE WESTERLY AT RIGHT ANGLES, TWO HUNDRED NINE (209) FEET TO CORNER AT POINT OF BEGINNING, AS LOCATED ON SAID EAST RIGHT-OF-WAY LINE, CONTAINING ONE-HALF ACRE, MORE OR LESS. THIS DEED IS FOR THE ABOVE DESCRIBED PROPERTY EXCEPT A TWENTY-FIVE (25) FEET STRIP WIDE AND TWO HUNDRED NINE (209) FEET LONG OFF THE NORTH SIDE OF THE ABOVE DESCRIBED PROPERTY.

APN: 32-6N-30-0720-000-000

Contract: 143-008

## ASSIGNMENT OF MORTGAGE

Document Number

Document Name

The undersigned ("Assignor," whether one or more), for a valuable consideration, assigns to Clarita M. Rivera

the Mortgage dated August 7, 2008, executed by Marlene Rivera

to Angel L. Rivera Jr

on real estate in Escambia County, Florida ("Property"), together with the note or other obligation it secures, which Mortgage was recorded in the Office of the Register of Deeds of said County, in (Reel) (Vol.) 6381 of Records, at (Images) (Pages) 786-793, as Document No. 2008073496.

The Property which is subject to this Assignment is described as:

Legal Description attached hereto as Exhibit "A"

Recording Area

Name and Return Address

### CHOOSE EITHER OR BOTH OF THE FOLLOWING OPTIONS, AS APPLICABLE; ONLY THOSE OPTIONS CHOSEN SHALL APPLY:

- ☒ A. This Assignment is made without recourse.  
☐ B. Assignor warrants that there is now owing an unpaid balance on the note or other obligation secured by the mortgage, as principal, a sum of not less than \$ 11,550.00, and also interest 5% per annum

Parcel Identification Number (PIN)

This Is not homestead property.  
(is) (is not)

, and that Assignor is the owner of the note secured by the Mortgage and has good right to assign it.

Dated August 3, 2009

ASSIGNOR:

Marlene Rivera

(SEAL)

(SEAL)

\* Marlene Rivera

(SEAL)

(SEAL)

### AUTHENTICATION

Signatures(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

\* \_\_\_\_\_

TITLE: MEMBER STATE BAR OF ILLINOIS

(If not, \_\_\_\_\_)

authorized by IL. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Law Office of Michael A. Perez 1608 N. Milwaukee,  
Chicago, Illinois 60647

### ACKNOWLEDGMENT

STATE OF ILLINOIS )

COOK ) ss.

COUNTY )

Personally came before me on August 3, 2009  
the above-named Marlene Rivera

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\* Elizabeth Williams

Notary Public, State of Illinois

My Commission (is permanent) (expires: \_\_\_\_\_)

OFFICIAL SEAL  
ELIZABETH WILLIAMS

NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/08/12

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

ASSIGNMENT OF MORTGAGE

\* Type name below signatures.

FORM NO. 30-2003

**Exhibit A**

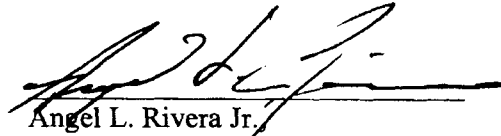
**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE, LYING AND BEING IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, TO WIT: A LOT OR PARCEL OF LAND, IN THE SOUTHWEST QUARTER OF NORTHEAST QUARTER (OTHERWISE DESIGNATED AS LOT NO. SEVEN (7) ACCORDING TO U.S. GOVERNMENT SURVEYS) OF SECTION THIRTY-TWO (32) IN TOWNSHIP SIX (6) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT THE CENTER POST OF SAID SECTION THIRTY-TWO (32), MEASURE THENCE EAST 384 FEET TO EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. SEVEN (7); THENCE NORTH 12 DEGREES, AND 45 MINUTES WEST, ALONG SAID RIGHT-OF-WAY LINE, 431 FEET TO THE SOUTHWEST CORNER OF THE LOT OR PARCEL OF LAND HEREIN AND HEREBY CONVEYED; FROM SAID CORNER CONTINUE NORTH, 12 DEGREES AND 45 MINUTES WEST, ALONG SAID RIGHT-OF-WAY LINE, ONE HUNDRED FIVE (105) FEET; THENCE EASTERLY AT RIGHT ANGLES, TWO HUNDRED NINE (209) FEET; THENCE SOUTHERLY PARALLEL WITH SAID HIGHWAY ONE HUNDRED FIVE (105); THENCE WESTERLY AT RIGHT ANGLES, TWO HUNDRED NINE (209) FEET TO CORNER AT POINT OF BEGINNING, AS LOCATED ON SAID EAST RIGHT-OF-WAY LINE, CONTAINING ONE-HALF ACRE, MORE OR LESS. THIS DEED IS FOR THE ABOVE DESCRIBED PROPERTY EXCEPT A TWENTY-FIVE (25) FEET STRIP WIDE AND TWO HUNDRED NINE (209) FEET LONG OFF THE NORTH SIDE OF THE ABOVE DESCRIBED PROPERTY.**

**APN: 32-6N-30-0720-000-000**

**Contract: 143-008**



ITNESS THE HAND (S) AND SEAL (S) OF THE UNDERSIGNED.

  
Angel L. Rivera Jr.

SSN: 

Witness the hand and seal of Angel L. Rivera Jr., this day and year first above written.

State of Illinois, County of Cook) S. S.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY. **Angel L. Rivera Jr.**, personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person. He acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of January 2008

Commission expires 2/24 2010

  
NOTARY PUBLIC



## NOTE

August 7, 2008

Chicago,

Illinois

NORTH CENTURY BLVD AND CENTURY STREET, ESCAMBIA COUNTY, FLORIDA  
Permanent Index Number: 32-6N-30-0720-000-000

### 1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$11,000.00 (this amount is called "principal"), plus interest, to the order of the Lender. The Lender is MARLENE RIVERA of Chicago, Illinois.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder".

### 2. INTEREST

Interest of 5% per annum will be charged for the period August 8, 2008 until paid on or before August 8, 2009.

The interest rate, required by this Section 2, is the rate I will pay both before and after any default described in Section 6 (B) of this Note.

### 3. PAYMENTS

#### (A) Time and Place of Payments

I will pay principal and interest by making a balloon payment on August 8, 2009.

I understand that there is a Balloon payment due on the date listed above under this Note; I will pay those amounts in full on that date, which is called the "Maturity Date".

### 4. BORROWER'S RIGHT TO PREPAY\*\*

Borrower does have the right to prepay the loan plus interest without prepayment penalty. The total of \$11,000.00 plus 5% interest per annum shall be paid to lender to satisfy this loan.

### 5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceeded the permitted limits, then, (i) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit. (ii) Any sums already collected from me that exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the principal I owe under this Note or by making a direct payment to me. If a refund reduces principal, the reduction will be treated as a partial prepayment.

### 6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Upon default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of principal that has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is delivered or mailed to me.

#### (B) No Waiver by Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

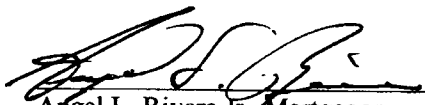
#### (C) Payment of Note Holder's Costs and Expenses

and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of record owner is: Angel L. Rivera, Jr.

**This mortgage consists of five pages. The covenants, conditions and provisions appearing on pages 3 and 4 are incorporated herein by reference and are a part hereof and shall be binding on mortgagors, their heirs, successors and assigns.**

Witness the hand and seal of Mortgagor the day and year first above written.

 (Seal)  
Angel L. Rivera Jr., Mortgagor

\_\_\_\_\_(Seal)

 (Seal)  
Marlene Rivera, Mortgagee

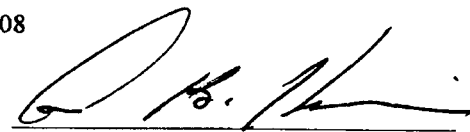
\_\_\_\_\_(Seal)

State of Illinois, County of Cook S. S.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Angel L. Rivera Jr.** and **Marlene Rivera** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they each signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7<sup>th</sup> day of August 2008

Commission expires 2/24 2010

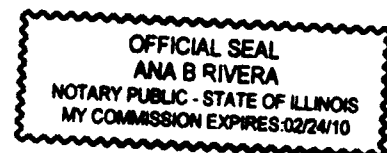
  
NOTARY PUBLIC

This instrument was prepared by:

Michael A. Perez  
1608 N. Milwaukee  
Suite 207  
Chicago, Illinois 60647

Mail this instrument to

Michael A. Perez  
1608 N. Milwaukee  
Suite 207  
Chicago, Illinois 60647



## MORTGAGE

CAUTION: Consult a lawyer before  
using or acting under this form.

This Agreement, made August 7, 2008, between ANGEL L. RIVERA JR., of 2911 North 73<sup>rd</sup> Avenue, Elmwood Park Illinois herein referred to as "Mortgagor," and MARLENE RIVERA., of 3823 North Bernard, Chicago, Illinois, herein referred to as "Mortgagee", Witnessed:

THAT WHEREAS the Mortgagor is justly indebted to the Mortgagee upon the installment note of even date herewith, in the principal sum of Eleven Thousand 00/100 DOLLARS (\$11,000.00) payable to the order of and delivered to the Mortgagee, in and by which note the Mortgagor promises to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 8<sup>th</sup> day of August 2009, and all of said principal and interest are made payable at such place as the holders of the note may, from time to time, in writing appoint, and in absence of such appointment, then at the Residence of the Mortgagee at 3823 North Bernard, Chicago, Illinois.

NOW, THEREFORE, the Mortgagor to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagees, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the Town of Century, County Of Escambia In the State Of Florida, To Wit:

The property herein after described is referred to herein as the "premise,"

Legal Description attached hereto as Exhibit "A"

Permanent Real Estate Index Number(s): 32-6N-30-0720-000-000

Address of Real Estate: North Century Blvd and Century Street, Escambia County, Florida

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the Mortgagees, and the Mortgagee's successors and assigns, forever, for the purposes, and upon the uses herein set forth, free from all rights

**Exhibit A**

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE, LYING AND BEING IN THE COUNTY OF ESCAMBIA, STATE OF FLORIDA, TO WIT: A LOT OR PARCEL OF LAND, IN THE SOUTHWEST QUARTER OF NORTHEAST QUARTER (OTHERWISE DESIGNATED AS LOT NO. SEVEN (7) ACCORDING TO U.S. GOVERNMENT SURVEYS) OF SECTION THIRTY-TWO (32) IN TOWNSHIP SIX (6) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT THE CENTER POST OF SAID SECTION THIRTY-TWO (32), MEASURE THENCE EAST 384 FEET TO EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. SEVEN (7); THENCE NORTH 12 DEGREES, AND 45 MINUTES WEST, ALONG SAID RIGHT-OF-WAY LINE, 431 FEET TO THE SOUTHWEST CORNER OF THE LOT OR PARCEL OF LAND HEREIN AND HEREBY CONVEYED; FROM SAID CORNER CONTINUE NORTH, 12 DEGREES AND 45 MINUTES WEST, ALONG SAID RIGHT-OF-WAY LINE, ONE HUNDRED FIVE (105) FEET; THENCE EASTERLY AT RIGHT ANGLES, TWO HUNDRED NINE (209) FEET; THENCE SOUTHERLY PARALLEL WITH SAID HIGHWAY ONE HUNDRED FIVE (105); THENCE WESTERLY AT RIGHT ANGLES, TWO HUNDRED NINE (209) FEET TO CORNER AT POINT OF BEGINNING, AS LOCATED ON SAID EAST RIGHT-OF-WAY LINE, CONTAINING ONE-HALF ACRE, MORE OR LESS. THIS DEED IS FOR THE ABOVE DESCRIBED PROPERTY EXCEPT A TWENTY-FIVE (25) FEET STRIP WIDE AND TWO HUNDRED NINE (209) FEET LONG OFF THE NORTH SIDE OF THE ABOVE DESCRIBED PROPERTY.**

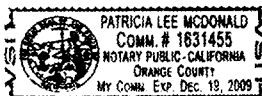
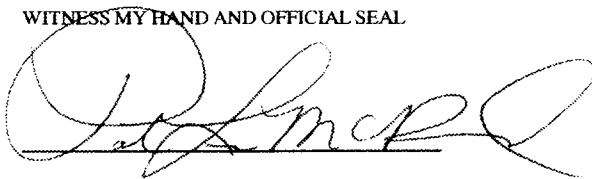
**APN: 32-6N-30-0720-000-000**

**Contract: 143-008**

STATE OF California  
COUNTY OF Orange

ON 6/22/07 BEFORE ME, PATRICIA LEE MCDONALD NOTARY PUBLIC,  
PERSONALLY APPEARED Jennyfer Newton [ X ] PERSONALLY KNOWN TO ME - OR - [ ]  
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE  
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED  
THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON  
THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED,  
EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL



RECORD: 143-008

This instrument Prepared and Recorded By:

Lauren Salvati  
N.R.L.L. East, LLC  
1 Mauchly  
Irvine, CA 92618

After recording return to:

N.R.L.L. East, LLC  
Attn: Deeds Dept  
1 Mauchly  
Irvine, CA 92618

### WARRANTY DEED

THIS INDENTURE made on June 20, 2007 between N.R.L.L. East, LLC, a Florida Limited Liability Company organized and existing under the laws of the state of Florida, having its principal place of business at 1 Mauchly, Irvine, CA 92618 (hereinafter called the "Grantor"\*), and Angel L. Rivera Jr., a married man as sole & separate property, whose address is 2911 N 73Rd Ave, Elmwood Park, IL 60707 (hereinafter called the "Grantee"\*).

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in Escambia County, Florida, to wit:

"SEE COMPLETE LEGAL ATTACHED AS  
EXHIBIT "A" INCLUDED HERewith AND  
MADE A PART HEREOF"

PIN: 32-6N-30-0720-000-000

This conveyance is made subject to all valid restrictive covenants, easements, and rights of way, if any, of record, or which may be apparent from an inspection of the premises.

The Grantor expressly reserves all minerals, including oil, coal, gas, metals, mineable rock products, sand, gravel, peat, and any and all other mineral rights, whether or not appearing in the public record in, on and under the above described land to the extent provided by applicable state law.

This is not the homestead property of the Grantor.

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

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in  
our presence as witnesses:

N.R.L.L. East, LLC,  
A Florida limited liability company

Witness:

Lauren Salvati

Witness:

Sandra Dennis



BY:

Jennyfer Newton, Manager

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: May 4, 2020

TAX ACCOUNT NO.: 11-2200-000

CERTIFICATE NO.: 2012-8039

In compliance with Section 197.256, 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

    X Notify City of Pensacola, P.O. Box 12910, 32521

    X Notify Escambia County, 190 Governmental Center, 32502

    X Homestead for        tax year.

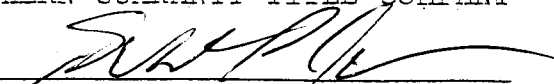
Angel L. Rivera, Jr.  
4117 W. Pierce Ave. #2  
Chicago, IL 60651

Cert. Holder:  
None found

Claritia M. Rivera  
c/o Marlene Rivera  
3823 N. Bernard  
Chicago, IL 60618

Certified and delivered to Escambia County Tax Collector,  
this 6th day of February, 2020.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

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



**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15747

February 6, 2020

**UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:**

1. That certain mortgage executed by Angel L. Rivera, Jr. in favor of Marlene Rivera dated 08/07/2008 and recorded 09/29/2008 in Official Records Book 6381, page 786 of the public records of Escambia County, Florida, in the original amount of \$11,000.00. Assigned to Claritia M. Rivera in O.R. Book 6643, page 827.
2. Taxes for the year 2011-2019 delinquent. The assessed value is \$2,109.00. Tax ID 11-2200-000.

**PLEASE NOTE THE FOLLOWING:**

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15747

February 6, 2020

**326N300720000000 - Full Legal Description**

BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431 FT FOR POB NLY 80 FT ELY 209 FT SLY 80  
FT WLY 209 FT TO BEG PART OF LT 7 OR 6173 P 1576

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**PROPERTY INFORMATION REPORT**

File No.: 15747

February 6, 2020

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 02-06-2000, through 02-06-2020, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Angel L. Rivera, Jr.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

February 6, 2020

## 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 May 4, 2020, 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 **COUNTY OF ESCAMBIA** holder of **Tax Certificate No. 08039**, issued the **1st** day of **June, A.D., 2012** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431 FT FOR POB NLY 80 FT ELY 209 FT SLY 80 FT WLY 209 FT TO BEG PART OF LT 7 OR 6173 P 1576**

**SECTION 32, TOWNSHIP 6 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 112200000 (20-238)**

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

**ANGEL L RIVERA JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of May, which is the **4th** day of **May 2020**.

Dated this 13th day of March 2020.

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:

**HIGHWAY 29 32535**



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

By:  
Emily Hogg  
Deputy Clerk

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

By:  
Emily Hogg  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

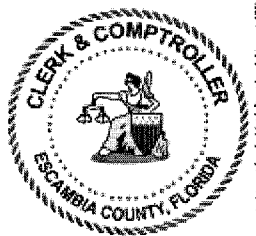
CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 08039 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 19, 2020, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

|  |   |
|--|---|
| ANGEL L RIVERA JR<br>4117 W PIERCE AVE #2<br>CHICAGO, IL 60651 | CLARITIA M RIVERA<br>C/O MARLENE RIVERA<br>3823 N BERNARD<br>CHICAGO IL 60618 |
| ANGEL L RIVERA JR<br>2911 M 73RD AVE<br>ELMWOOD PARK IL 60707  |   |

WITNESS my official seal this 19th day of March 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

20-238

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO20CIV012258NON

**Agency Number:** 20-005874

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 08039 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ANGEL L RIVERA JR

**Defendant:**

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

Received this Writ on 3/20/2020 at 10:23 AM and served same at 9:22 AM on 3/24/2020 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*A. Hardin 9 2/*  
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON





**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 May 4, 2020, 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.**

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**SECTION 32, TOWNSHIP 6 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 112200000 (20-238)**

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**ANGEL L RIVERA JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of May, which is the **4th day of May 2020**.

Dated this 13th day of March 2020.

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:**

**HIGHWAY 29 32535**



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

By:  
Emily Hogg  
Deputy Clerk

2020 MAR 23 PM 3:23  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

ANGEL L RIVERA JR [20-238]  
4117 W PIERCE AVE #2  
CHICAGO, IL 60651

**9171 9690 0935 0128 7848 03**

CLARITIA M RIVERA [20-238]  
C/O MARLENE RIVERA  
3823 N BERNARD  
CHICAGO IL 60618

**9171 9690 0935 0128 7848 10**

ANGEL L RIVERA JR [20-238]  
2911 M 73RD AVE  
ELMWOOD PARK IL 60707

**9171 9690 0935 0128 7847 73**

*Contact*

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

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2020 APR -7 A 10:35

ESCAMBIA COUNTY, FL

**CERTIFIED MAIL™**



9171 9690 0935 0128 7848 10

NEOPOST

FIRST-CLASS MAIL

03/19/2020

USPS®

\$005.75



ZIP 32502  
041M11272065

CLARITIA M RIVERA [20-238]  
C/O MARLENE RIVERA  
3823 N BERNARD  
CHICAGO IL 60618

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

501 FEB 1

0003/31/20

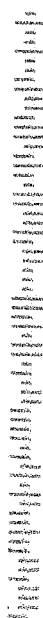
ANK

SC:

32502583335

\*2187-12842-19-33

6061803213 23





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 - 05-04-2020 - TAX CERTIFICATE #'S 08039

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

APRIL 2, 9, 16, 23, 2020

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 County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Digitally signed by Michael P Driver  
DN: cn=US, o=The Escambia Sun Press LLC,  
ou=A01427E00000164CDF6C4AD0009569, cn=Michael P Driver  
Date: 2020.04.23 01:25:17 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 23RD day of APRIL  
A.D., 2020

Digitally signed by Heather Tuttle  
DN: cn=US, o=The Escambia Sun Press LLC,  
ou=A01427E00000164CE01489100009579, cn=Heather Tuttle  
Date: 2020.04.23 01:31:37 -05'00'

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



Page 1 of 1

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That COUNTY OF ESCAMBIA holder of Tax Certificate No. 08039, issued the 1st day of June, A.D., 2012 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431 FT FOR POB NLY 80 FT ELY 209 FT SLY 80 FT WLY 209 FT TO BEG PART OF LT 7 OR 6173 P 1576 SECTION 32, TOWNSHIP 6 N, RANGE 30 W

TAX ACCOUNT NUMBER 112200000 (20-238)

The assessment of the said property under the said certificate issued was in the name of ANGEL L RIVERA JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of May, which is the 4th day of May 2020.

Dated this 19th day of March 2020.

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-04-02-09-16-23-2020

This instrument was prepared by:  
Pam Childers, Clerk of the Circuit Court  
Escambia County Courthouse  
Pensacola, Florida

Tax Deed File No. 20-238  
Property Identification No. 326N300720000000  
Tax Account No. 112200000

## TAX DEED

State of Florida  
County of Escambia



The following Tax Sale Certificate Numbered 08039 issued on June 1, 2012 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 4th day of May 2020, offered for sale as required by law for cash to the highest bidder and was sold to: **DAREL W WHITE**, 8186 COUNTRY BAY BLVD NAVARRE FL 32566, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.


Now, on this 4th day of May 2020, in the County of Escambia, State of Florida, in consideration of the sum of (\$2,100.00) TWO THOUSAND ONE HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

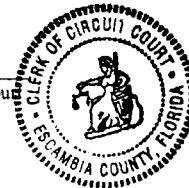
**BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431 FT FOR POB NLY 80 FT  
ELY 209 FT SLY 80 FT WLY 209 FT TO BEG PART OF LT 7 OR 6173 P 1576**

**SECTION 32, TOWNSHIP 6 N, RANGE 30 W**

**\*\* Property previously assessed to: ANGEL L RIVERA JR**

  
witness Mylinda Johnson  
  
witness Emily Hogg

  
PAM CHILDERS, Clerk of the Circuit Court  
Escambia County, Florida

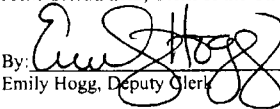


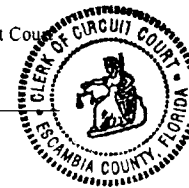
State of Florida  
County of Escambia

On this 8th day of May 2020 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court 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 official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court

By:   
Emily Hogg, Deputy Clerk





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

**STATE OF FLORIDA**

County of Escambia

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NOTICE in the matter of TAX DEED

SALE DATE - 05-04-2020 - TAX CERTIFICATE #'S 08039

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was published in said newspaper in the issues of

APRIL 2, 9, 16, 23, 2020

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 County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
ou=A01427E00000164CDF6C4AD00009569, cn=Michael P Driver  
Date: 2020.04.23 01:25:17 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 23RD day of APRIL  
A.D., 2020

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
ou=A01427E00000164CE01489100009579, cn=Heather Tuttle  
Date: 2020.04.23 01:31:37 -05'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That COUNTY OF ESCAMBIA holder of Tax Certificate No. 08039, issued the 1st day of June, A.D., 2012 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431 FT FOR POB NLY 80 FT ELY 209 FT SLY 80 FT WLY 209 FT TO BEG PART OF LT 7 OR 6173 P 1576 SECTION 32, TOWNSHIP 6 N, RANGE 30 W

TAX ACCOUNT NUMBER 112200000 (20-238)

The assessment of the said property under the said certificate issued was in the name of ANGEL L RIVERA JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of May, which is the 4th day of May 2020.

Dated this 19th day of March 2020.

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-04-02-09-16-23-2020

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2020037675 5/11/2020 10:13 AM  
OFF REC BK: 8293 PG: 1206 Doc Type: COM  
Recording \$18.50

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

**CERTIFICATE # 08039 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 19, 2020, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

|  |   |
|--|---|
| ANGEL L RIVERA JR<br>4117 W PIERCE AVE #2<br>CHICAGO, IL 60651 | CLARITIA M RIVERA<br>C/O MARLENE RIVERA<br>3823 N BERNARD<br>CHICAGO IL 60618 |
| ANGEL L RIVERA JR<br>2911 M 73RD AVE<br>ELMWOOD PARK IL 60707  |   |

WITNESS my official seal this 19th day of March 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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**

CLARITIA M RIVERA  
C/O MARLENE RIVERA  
3823 N BERNARD  
CHICAGO IL 60618

Tax Deed File # 20-238  
Certificate # 08039 of 2012  
Account # 112200000

Property legal description:

**BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431 FT FOR POB NLY 80 FT ELY 209 FT SLY 80 FT WLY 209 FT TO BEG PART OF LT 7 OR 6173 P 1576**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **May 4, 2020**, and a surplus of **\$11.45** (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.

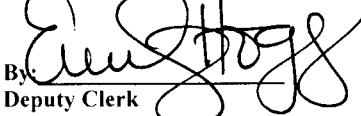
**THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.**

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 13th day of May 2020.



**ESCAMBIA COUNTY CLERK OF COURT**

By:   
Deputy Clerk

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

**9171 9690 0935 0128 7824 72**





**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**

ANGEL L RIVERA JR  
4117 W PIERCE AVE #2  
CHICAGO, IL 60651

Tax Deed File # 20-238  
Certificate # 08039 of 2012  
Account # 112200000

Property legal description:

**BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431 FT FOR POB NLY 80 FT ELY 209 FT SLY 80 FT WLY 209 FT TO BEG PART OF LT 7 OR 6173 P 1576**

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Dated this 13th day of May 2020.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

**9171 9690 0935 0128 7824 65**



# 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

ANGEL L RIVERA JR  
2911 M 73RD AVE  
ELMWOOD PARK IL 60707

Tax Deed File # 20-238  
Certificate # 08039 of 2012  
Account # 112200000

Property legal description:

**BEG AT INTER OF CENTER LI OF SEC AND H/W NLY ON H/W 431 FT FOR POB NLY 80 FT ELY 209 FT SLY 80 FT WLY 209 FT TO BEG PART OF LT 7 OR 6173 P 1576**

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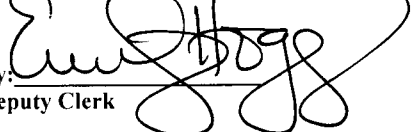
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Dated this 13th day of May 2020.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0128 7824 58

Tax Cert

2012 TD 08039

Property Owner

Angel L Rivera Jr

Property Address

Highway 29 32535

SOLD TO:

Darel White \$ 2,100.00

Amt Available to Disburse \$

| Disbursed to/for:                      | Amount:      | Check #                | Balance  |
|--|--------------|------------------------|----------|
| Recording Fees (from TXD receipt)      | \$ 43.20 ✓   |                        | \$       |
| Clerk Registry Fee (fee due clerk tab) | \$ 11.20 ✓   | Key Fee in BM as OR860 | \$       |
| Tax Collector Fee (from redeem screen) | \$ 1405.95 ✓ |                        | \$       |
| Certificate holder/taxes & app fees    | \$ 551.06 ✓  |                        | \$       |
| Refund High Bidder unused sheriff fees | \$ 80.00 ✓   |                        | \$       |
| 2019 Taxes                             | \$ 75.84 ✓   |                        | \$ 28.70 |
| FN Postage                             | \$ 17.25 ✓   |                        | \$ 11.45 |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |
|  | \$           |                        | \$       |

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Post sale process:

Tax Deed Results Report to Tax Collector:

Print Deed/Send to Admin for signature

Request check for recording fees/doc stamps

Request check for Clerk Registry fee/fee due clerk

Request check for Tax Collector fee (\$6.25 etc)

Request check for certificate holder refund/taxes &amp; app fees

~~Request check for any unused sheriff fees to high bidder~~~~Determine government lien payoffs/request checks~~

Print Final notices to lienholders/owners

Request check for postage fees for final notices

Record Tax Deed/Certificate of Mailing

Copy of Deed for file and to Tax Collector

Lien Information:

Notes:

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

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Paid \$

**Pam Childers**

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

**CERTIFIED MAIL™**



9171 9690 0935 0128 7824 72

11212

001 12 1

0005/20/20

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

CC: 32502503335

\*11212-01529-17-10

CLARITIA M RIVERA  
C/O MARLENE RIVERA  
3823 N BERNARD  
CHICAGO IL 60618

Tax Deed File # 20-238  
Certificate # 08039 of 2012

NEOPOST

05/12/2020

US POSTAGE \$005.75



ZIP 32502

041041272965

CLERK OF THE CLERKS  
CLERK OF THE COMPTROLLER  
FILED

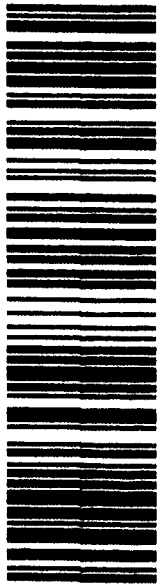
2020 MAY 26 P 2:57  
ESCAMBIA COUNTY, FL

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

FILED  
CLERK & COMPTROLLER  
PAM CHILDERS  
2020 APR 24 PM 12:07  
ESCAMBIA COUNTY, FL

**CERTIFIED MAIL™**



9171 9690 0935 0128 7847 73

NEOPOST

03/19/2020

**US POSTAGE \$005.75**



ZIP 32502  
041M11272965

**NAME**

ANGEL L RIVERA JR [20-238]  
2911 M 73RD AVE  
ELMWOOD PARK IL 607

**1st Notice**

601 DE 1 0004/19/20

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

ENCLOSURE

60703750215833

# CERTIFIED MAIL™

## Pam Childers

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



9171 9690 0935 0128 7824 58

NEOPOST

FIRST-CLASS MAIL

05/12/2020

US POSTAGE \$005.75<sup>0</sup>



ZIP 32502  
041M11272965

AUG - 3 2020  
MOBILE COUNTY FL

ANGEL L RIVERA JR  
22911 M 73RD AVE  
ELMWOOD PARK IL 60707

Tax Deed File # 20-238  
Certificate # 08039 of 2012  
Account # 325025833

6070731215 C02C  
325025833

NIXIE

601 DC 1 0007/28/20

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

RC: 32502583335 \*1142-01527-17-18  
|||||

NAME

1st Notice

2nd Notice

5-30