

FORM NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED
512

Application
Number
1600050

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2014/ 1766	06-01-2014	LT 9 BLK 2 CRESCENT LAKE UNIT NO 2 PB 5 P 1 OR 6484 P 209 SEC 44/46 T 1S R 30

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned 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

Applicant's Signature

04-15-2016

Date

16-154

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600050

Date of Tax Deed Application
Apr 15, 2016

This is to certify that **U.S. BANK AS CUST FOR MAGNOLIA**, holder of **Tax Sale Certificate Number 2014 / 1766**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **04-1356-000**

Cert Holder:
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

Property Owner:
RIPPSTEIN RICKY E
903 SPRINGBROOK AVE
PENSACOLA, FL 32505
LT 9 BLK 2 CRESCENT LAKE UNIT NO 2 PB 5 P 1 OR 6484 P 209
SEC 44/46 T 1S R 30

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
2014/1766	04-1356-000	06-01-2014	567.27	28.36	595.63

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
2015/1918	04-1356-000	06-01-2015	491.44	6.25	24.57	522.26
2013/2177	04-1356-000	06-01-2013	575.84	6.25	28.79	610.88

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	1,728.77
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	465.67
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,569.44

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

Total Amount Paid

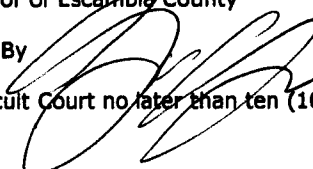
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	23,026
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale:

August 1, 2016

By



Jonathan Johnson

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
04-1356-000 2014

FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
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

Area - 1500 Total SF

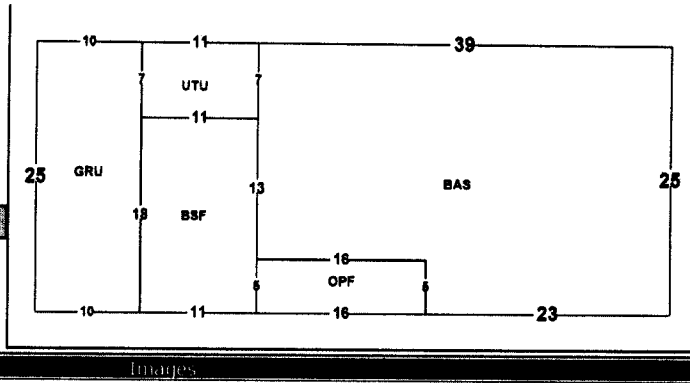
BASE AREA - 895

BASE SEMI FIN - 198

GARAGE UNFIN - 250

OPEN PORCH FIN - 80

UTILITY UNF - 77



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.



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

[Back](#)

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

General Information	
Reference:	441S301000009002
Account:	041356000
Owners:	RIPPSTEIN RICKY E
Mail:	903 SPRINGBROOK AVE PENSACOLA, FL 32505
Situs:	903 SPRINGBROOK AVE 32505
Use Code:	SINGLE FAMILY RESID <input checked="" type="radio"/>
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$11,500	\$36,311	\$47,811	\$46,062
2014	\$11,500	\$34,197	\$45,697	\$45,697
2013	\$19,000	\$30,906	\$49,906	\$49,906

[Disclaimer](#)

Amendment 1/Portability Calculations

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/12/2009	6484	209	\$100	QC	View Instr
01/1974	838	701	\$13,500	WD	View Instr
01/1971	562	348	\$9,000	WD	View Instr
01/1970	496	817	\$100	QC	View Instr
01/1968	382	351	\$9,800	WD	View Instr

Official Records Inquiry courtesy of Pam Childers,
Escambia County Clerk of the Circuit Court and Comptroller

2015 Certified Roll Exemptions	
HOMESTEAD EXEMPTION	

Legal Description
LT 9 BLK 2 CRESCENT LAKE UNIT NO 2 PB 5 P 1 OR
6484 P 209 SEC 44/46 T 1S R 30

Extra Features	
UTILITY BLDG	

Parcel Information

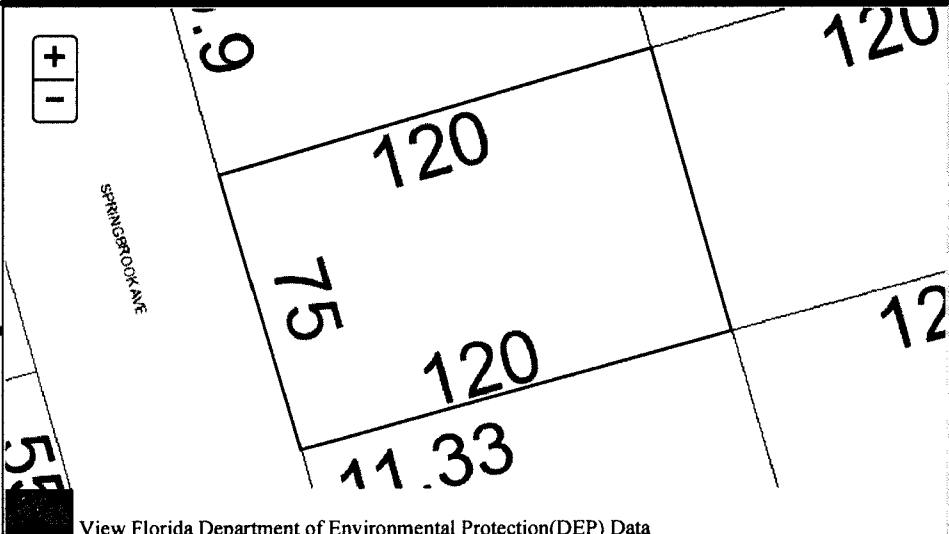
[Launch Interactive Map](#)

Section Map Id:
44-1S-30-2

Approx. Acreage:
0.2015

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 903 SPRINGBROOK AVE, Year Built: 1959, Effective Year: 1959

Building Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-CONCRETE BLOCK	
FLOOR COVER-CARPET	



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 041356000 Certificate Number: 001766 of 2014

Redemption Yes
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/01/2016"/>	Redemption Date <input type="text" value="05/09/2016"/>
Months	4	1
Tax Collector	<input type="text" value="\$2,569.44"/>	<input type="text" value="\$2,569.44"/>
Tax Collector Interest	\$154.17	\$38.54
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,729.86	<input type="text" value="\$2,614.23"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$27.00	<input type="text" value="\$6.75"/>
Total Clerk	\$477.00	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,306.86	\$3,070.98
	Repayment Overpayment Refund Amount	\$235.88

Notes

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2014 TD 001766
Redeemed Date 05/09/2016

Name ERNEST RIPPSTEIN 5205 W WIND CIR PENSACOLA FL 32526

Clerk's Total = TAXDEED	\$477.00	
Due Tax Collector = TAXDEED	\$2,729.86	\$2750.98
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 041356000 Certificate Number: 001766 of 2014

Payor: ERNEST RIPPSTEIN 5205 W WIND CIR PENSACOLA FL 32526 Date 05/09/2016

Clerk's Check #	1	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$2,729.86
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,306.86 \$2750.98

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

A large, stylized handwritten signature in black ink, likely belonging to Ernest Rippstein, the payor.

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 and Comptroller, Escambia County

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

May 12, 2016

US BANK AS CUST FOR MAGNOLIA
PO BOX 645290
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 001766	\$450.00	\$6.75	\$456.75
2014 TD 003032	\$450.00	\$6.75	\$456.75
		TOTAL	\$913.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Dated: 07/12/09

Eugene Ripstein Nina Nadine Ripstein
Signature of Grantor

EUGENE RIPSTEIN NINA NADINE RIPSTEIN
Name of Grantor

Pamela Ann Talbert
Signature of Witness #1

Pamela Ann Talbert
Printed Name of Witness #1

Donna Kay Turner
Signature of Witness #2

Donna Kay Turner
Printed Name of Witness #2

State of FLORIDA County of ESCAMBIA

On 07/12/09, the Grantor, EUGENE NINA NADINE RIPSTEIN
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Robbie Joe Fuqua
Notary Signature

Notary Public,
In and for the County of ESCAMBIA State of FLORIDA
My commission expires: JULY 21, 2012

NOTARY PUBLIC-STATE OF FLORIDA
Robbie Joe Fuqua
Commission # DD793870
Expires: JULY 21, 2012
BONDED THROUGH ATLANTIC BONDING CO., INC.

Send all tax statements to Grantee.

Recording requested by: _____
When recorded, mail to: _____

Name: RICKEY EUGENE RIPPSTEIN
Address: 903 SPRINGBROOK AVE.
City: PENSACOLA
State/Zip: FL. 32505

Space above reserved for use by Recorder's Office

Document prepared by:

Name: ROBBIE FAQUA
Address: 701 ARMENIA DRIVE
City/State/Zip: PENSACOLA FL. 32505

Property Tax Parcel/Account Number:

Quitclaim Deed

This Quitclaim Deed is made on 07/12/09, between
EUGENE Y NINA NADINE RIPPSTEIN Grantor, of 903 SPRINGBROOK AVE.
_____, City of PENSACOLA, State of FLORIDA,
and RICKEY EUGENE RIPPSTEIN Grantee, of 903 SPRINGBROOK AVE.
_____, City of PENSACOLA, State of FLORIDA.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 903 SPRINGBROOK AVE.
_____, City of PENSACOLA, State of FLORIDA:

LT 9 BIK 2 Crescent Lake Unit NO 2 P B 5
P1

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2009 shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-1-2016

TAX ACCOUNT NO.: 04-1356-000

CERTIFICATE NO.: 2014-1766

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

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

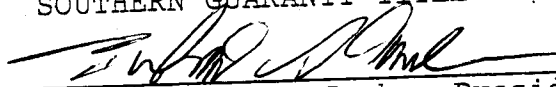
Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2015 tax year.

Ricky E. Rippstein
903 Springbrook Ave.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 10th day of May, 2016.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12667

May 10, 2016

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

1. Taxes for the year 2013-2015 delinquent. The assessed value is \$47,811.00. Tax ID 04-1356-000.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12667

May 10, 2016

Lot 9, Block 2, Crescent Lake, Unit No. 2, as per plat thereof, recorded in Plat Book 5, Page 1, of the Public Records of Escambia County, Florida

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-154
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12667

May 10, 2016

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 05-09-1996, through 05-09-2016, and said search reveals the following:

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

Rickey Eugene Rippstein

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

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

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

Southern Guaranty Title Company

By: 

May 10, 2016