

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

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

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



# 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	
<b>Reference:</b>	441S301000009002
<b>Account:</b>	041356000
<b>Owners:</b>	RIPPSTEIN RICKY E
<b>Mail:</b>	903 SPRINGBROOK AVE PENSACOLA, FL 32505
<b>Situs:</b>	903 SPRINGBROOK AVE 32505
<b>Use Code:</b>	SINGLE FAMILY RESID <input checked="" type="radio"/>
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
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	<a href="#">View Instr</a>
01/1974	838	701	\$13,500	WD	<a href="#">View Instr</a>
01/1971	562	348	\$9,000	WD	<a href="#">View Instr</a>
01/1970	496	817	\$100	QC	<a href="#">View Instr</a>
01/1968	382	351	\$9,800	WD	<a href="#">View Instr</a>

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

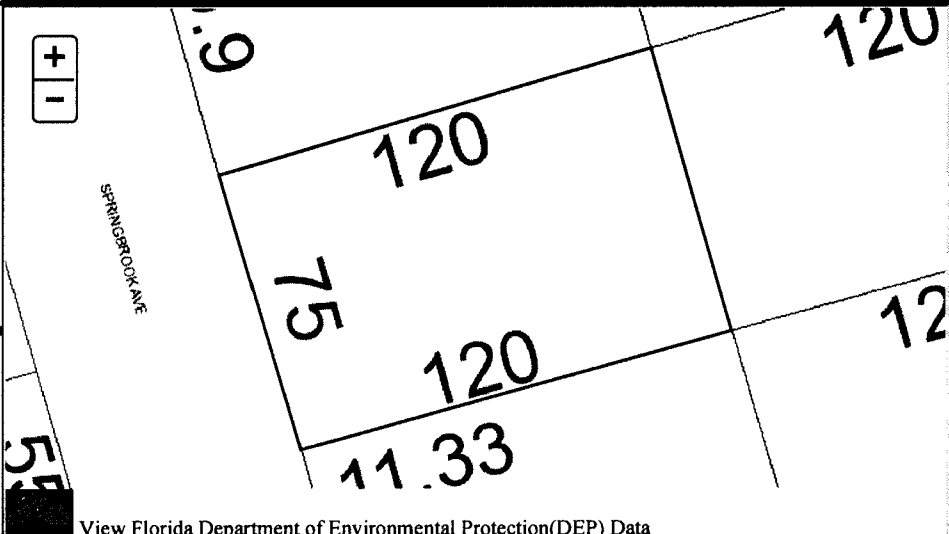
[Launch Interactive Map](#)

**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

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

**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**

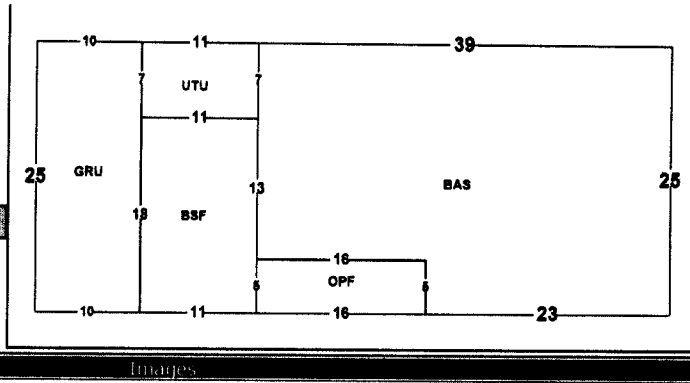
**BASE AREA - 895**

**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.

Last Updated: 05/07/2016 10:27:13

**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**

**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	<del>\$477.00</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,729.86</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	\$40.00
		Total Received	<del>\$3,306.86</del> <b>\$2750.98</b>

**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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
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**BRANCH OFFICES**  
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**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	<del>\$2,729.86</del>	\$2750.98
Postage = TD2	\$60.00	
ResearcherCopies = TD6	<del>\$40.00</del>	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**  
**Account: 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 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
		<b>TOTAL</b>	<b>\$913.50</b>

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division



**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16154  
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

**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**

**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.

# 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

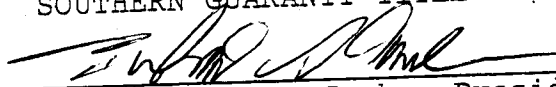
Notify Escambia County, 190 Governmental Center, 32502

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.

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 NADWE 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.

Dated: 07/12/09

Eugene Ripstein Nina Nadine Ripstein  
Signature of Grantor

EUGENE RIPPSTEIN NINA NADINE RIPPSTEIN  
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 RIPPSTEIN  
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.