

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100474

To: Tax Collector of ESCAMBA COUNTY, Florida

I,
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035,

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
10-1374-537	2018/5502	06-01-2018	LT 17 HIDDEN SPRINGS PB 13 P 91 OR 7169 P 1076

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035

04-27-2021
Application Date

Applicant's signature

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

INSTRUCTIONS 16.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C.
Effective 07/19
Page 1 of 2

0622-30

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	SAVVY FL LLC FTB COLLATERAL ASSIGNEE P.O. BOX 1000 - DEPT, #3035 MEMPHIS, TN 38148-3035	Application date	Apr 27, 2021
Property description	YERBA CLARA LLC 1041 MARKET ST STE 165 SAN DIEGO, CA 92101 2827 HIDDEN SPRINGS DR 10-1374-537 LT 17 HIDDEN SPRINGS PB 13 P 91 OR 7169 P 1076	Certificate #	2018 / 5502
		Date certificate issued	06/01/2018

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/5502	06/01/2018	240.63	56.15	296.78
→ Part 2: Total*				296.78

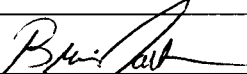
Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/5667	06/01/2020	243.84	6.25	32.92	283.01
# 2019/5298	06/01/2019	231.10	6.25	44.29	281.64
# 2017/5485	06/01/2017	243.97	6.25	121.83	372.05
Part 3: Total*					936.70

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,233.48
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	183.82
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,792.30

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 
Signature, Tax Collector or Designee

Escambia, Florida
Date May 17th, 2021

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

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 05/21/2021 (tc 21208)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	3725311200000017	Year	Land	Imprv	Total	Cap Val
Account:	101374537	2020	\$12,000	\$0	\$12,000	\$12,000
Owners:	YERBA CLARA LLC	2019	\$12,000	\$0	\$12,000	\$12,000
Mail:	1041 MARKET ST STE 165 SAN DIEGO, CA 92101	2018	\$12,000	\$0	\$12,000	\$12,000
Situs:	2827 HIDDEN SPRINGS DR 32526	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
05/12/2014	7169	1076	\$2,500	TD		Legal Description	
07/2005	5690	1393	\$290,000	WD		LT 17 HIDDEN SPRINGS PB 13 P 91 OR 7169 P 1076	
06/2005	5668	655	\$96,000	WD		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None	

Parcel Information

Section Map Id:
37-2S-31-1

Approx. Acreage:
0.0923

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

[Buildings](#)

[Images](#)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021087186 8/6/2021 10:14 AM
OFF REC BK: 8591 PG: 1892 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC holder of **Tax Certificate No. 05502**, issued the **1st** day of **June, A.D., 2018** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 17 HIDDEN SPRINGS PB 13 P 91 OR 7169 P 1076

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101374537 (0622-30)

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

YERBA CLARA LLC

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 June, which is the **6th** day of **June 2022**.

Dated this 3rd day of August 2021.

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

THE ESCAMBIA SUN-PRESS, LLC



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 SALE

DATE: 05/05/2014 - TAX CERT #:07218

 in the CIRCUIT Court
 was published in said newspaper in the issues of
APRIL 3, 10, 17, 24, 2014

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.

PUBLISHER

Sworn to and subscribed before me this 24TH
 day of APRIL A.D., 20 14

HEATHER PARDEE

NOTARY PUBLIC

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US
 BANK AS C/F FL DUNDEE LIEN
 holder of Tax Certificate No. 07218,
 issued the 1st day of June, A.D., 2010
 has filed same in my office and has
 made application for a tax deed to be
 issued thereon. Said certificate
 embraces the following described prop-
 erty in the County of Escambia, State of
 Florida, to wit:

LT 17 HIDDEN SPRINGS PB 13 P 91
 OR 5690 P 1393

SECTION 37, TOWNSHIP 2 S,
 RANGE 31 W

TAX ACCOUNT NUMBER
 101374537 (14-392)

The assessment of the said property
 under the said certificate issued was in
 the name of EQUITABLE INTEREST
 & INVESTMENT CORP

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 5th day of May 2014.

Dated this 3rd day of April 2014.

In accordance with the AMERICANS
 WITH DISABILITIES ACT, if you are
 a person with a disability who needs
 special accommodation in order to par-
 ticipate in this proceeding you are enti-
 tled to the provision of certain assis-
 tance. Please contact Emily Hogg not
 later than seven days prior to the pro-
 ceeding 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-04-03-10-17-24-2014

Heather Pardee
 Notary Public
 State of Florida

My Commission Expires 06/24/2016
 My Commission No.EE 210456

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 07218 of 2010

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby
certify that I did on April 3, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EQUITABLE INTEREST & INVESTMENT CORP 117 BEVERLY PKWY PENSACOLA, FL 32505	IRENE TROTTER 6243 PINE GROVE DR POINT CLEAR AL 36564
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WITNESS my official seal this 3rd day of April 2014.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 05/13/2014 at 03:42 PM OR Book 7169 Page 1076,
Instrument #2014033463, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$17.50

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

Tax Deed File No. 14-392
Property Identification No. 372S311200000017
Tax Account No. 101374537

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 07218 issued on June 1, 2010 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 5th day of May 2014, offered for sale as required by law for cash to the highest bidder and was sold to: YERBA CLARA LLC, 1041 MARKET STREET SUITE 165 SAN DIEGO CA 92101, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

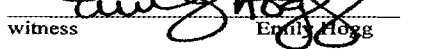
Now, on this 5th day of May 2014, in the County of Escambia, State of Florida, in consideration of the sum of (\$2,500.00) TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

LT 17 HIDDEN SPRINGS PB 13 P 91 OR 5690 P 1393

** Property previously assessed to: EQUITABLE INTEREST & INVESTMENT CORP

SECTION 37, TOWNSHIP 2 S, RANGE 31 W


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

witness  Mylinda Johnson
witness  Emily Hogg

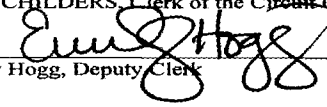


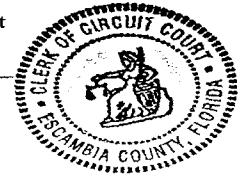
State of Florida
County of Escambia

On this 5th day of May 2014 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



PROPERTY INFORMATION REPORT

March 23, 2022

Tax Account #:10-1374-537

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 17 HIDDEN SPRINGS PB 13 P 91 OR 7169 P 1076

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1374-537(0622-30)

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JUNE 6, 2022
TAX ACCOUNT #: 10-1374-537
CERTIFICATE #: 2018-5502

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2020</u> tax year.

YERBA CLARA LLC
1041 MARKET ST STE 165
SAN DIEGO, CA 92101

Certified and delivered to Escambia County Tax Collector, this 23rd day of March, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 23, 2022

Tax Account #: **10-1374-537**

1. The Grantee(s) of the last deed(s) of record is/are: **YERBA CLARA LLC**
By Virtue of Tax Deed recorded 5/13/2014 in OR 7169/1076
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**
4. Taxes:
Taxes for the year(s) 2016-2020 are delinquent.
Tax Account #: 10-1374-537
Assessed Value: \$12,000.00
Exemptions: NONE
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-1374-537 CERTIFICATE #: 2018-5502

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: March 12, 2002 to and including March 12, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: March 23, 2022

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 June 6, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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LT 17 HIDDEN SPRINGS PB 13 P 91 OR 7169 P 1076

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101374537 (0622-30)

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YERBA CLARA LLC

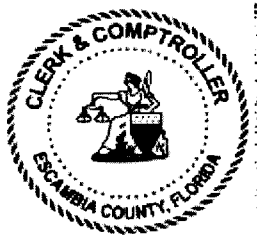
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of June, which is the 6th day of June 2022.

Dated this 7th day of April 2022.

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

Post Property:

2827 HIDDEN SPRINGS DR 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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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 # 05502 of 2018

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

YERBA CLARA LLC 1041 MARKET ST STE 165 SAN DIEGO, CA 92101
--

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 6, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Post Property:

2827 HIDDEN SPRINGS DR 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY
CLERK OF THE CIRCUIT COURT
2022 APR 22 4 09 PM
101374537 (0622-30)

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0622- 30

Document Number: ECSO22CIV014288NON

Agency Number: 22-005445

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05502 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: YERBA CLARA LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/22/2022 at 9:30 AM and served same at 9:00 AM on 4/26/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

D. Nelson 927

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC holder of Tax Certificate No. 05502, issued the 1st day of June, A.D., 2018 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 17 HIDDEN SPRINGS PB 13 P 91 OR 7169 P 1076

SECTION 37, TOWNSHIP 2 S. RANGE 31 W
TAX ACCOUNT NUMBER 101374537 (0622-30)

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

YERBA CLARA LLC

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 June, which is the 6th day of June 2022.

Dated this 21st day of April 2022.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR5/4-5/25TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **05502** in the Escambia County Court was published in said newspaper in and was printed and released on May 4, 2022; May 11, 2022; May 18, 2022; and May 25, 2022.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of May, 2022, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

74555

Keva Deas

\$7,100.00

Deposit
\$355.00

port

1 auctions are

Edit Name on Title



T on the following bus

Case ID

Name on Title

Custom Fields

Style

Case Number: 2018 TD 005502

Result Date: 06/06/2022

Title Information:

Name:

Pearl Gates

Address1:

2345 Sailor Ln

Address2:

City:

Suwanee

State:

GA v

Zip:

30024

Cancel

Update

POPR Fee	Doc ** Stamps	Total Due
\$0.00	\$21.70	\$2,964.20
\$0.00	\$49.70	\$6,837.20
\$0.00	\$46.20	\$6,358.70
\$0.00	\$42.70	\$5,880.20
\$0.00	\$326.20	\$44,638.70
\$0.00	\$128.10	\$17,555.60
\$0.00	\$31.50	\$4,349.00
\$0.00	\$28.00	\$3,870.50
\$0.00	\$75.60	\$10,378.10
\$0.00	\$28.70	\$3,966.20
\$0.00	\$70.70	\$9,708.20
\$0.00	\$56.70	\$7,794.20
\$0.00	\$32.20	\$4,444.70
\$0.00	\$246.40	\$33,728.90
\$0.00	\$21.70	\$2,964.20
\$0.00	\$14.70	\$1,957.20
\$0.00	\$14.00	\$56.50
\$0.00	\$44.80	\$6,167.30
\$0.00	\$64.40	\$8,846.90
\$0.00	\$70.40	\$8,846.90

5/27/2021 12:20:20 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
5/27/2021 12:20:21 PM	TD70	ADVANCE PAY ONLINE AUCTION FEE	70.00	70.00	0.00	0.00
		Total	467.00	467.00	0.00	0.00

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/27/2021 12:20:37 PM	2021040774	SAVVY FL LLC	467.00	467.00	0.00
		Total	467.00	467.00	0.00

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
5/24/2022 9:11:40 AM	Check (outgoing)	101688573	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900033671 CLEARED ON 5/24/2022
5/6/2022 11:06:56 AM	Check (outgoing)	101684233	BALLINGER PUBLISHING	PO BOX 12665	200.00	900033600 CLEARED ON 5/6/2022
5/27/2021 12:20:37 PM	Deposit	101581924	SAVVY FL LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			15,840.00		-15,520.00	

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



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

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

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

Case # 2018 TD 005502

Sold Date 6/6/2022

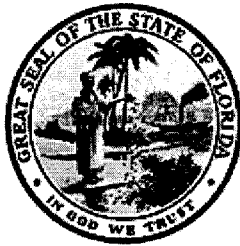
Name KEVA DEAS

RegistryOfCourtT = TAXDEED	\$2,986.50
overbidamount = TAXDEED	\$4,107.32
PostageT = TD2	\$6.18
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$49.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2018	0101	CASE FILED 06/01/2018 CASE NUMBER 2018 TD 005502	
5/27/2021	TD83	TAX COLLECTOR CERTIFICATION	
5/27/2021	TD84	PA INFO	
5/27/2021	RECEIPT	PAYMENT \$467.00 RECEIPT #2021040774	
8/6/2021	TD84	TDN	
4/5/2022	TD82	PROPERTY INFORMATION REPORT	
5/2/2022	TD81	CERTIFICATE OF MAILING	
5/6/2022	CheckVoided	CHECK (CHECKID 118890) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
5/6/2022	TD84	SHERIFF'S RETURN OF SERVICE	
5/6/2022	CheckMailed	CHECK PRINTED: CHECK # 900033600 -- REGISTRY CHECK	
5/24/2022	CheckVoided	CHECK (CHECKID 119200) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
5/24/2022	CheckMailed	CHECK PRINTED: CHECK # 900033671 -- REGISTRY CHECK	
6/2/2022	TD84	PROOF OF PUBLICATION	

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/27/2021 12:19:03 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/27/2021 12:19:04 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/27/2021 12:19:03 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

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

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
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 COUNTY TREASURY
 AUDITOR

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

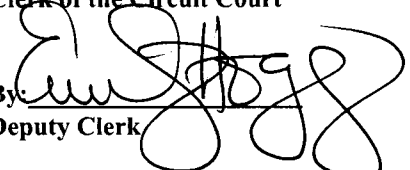
**Cert # 005502 of 2018 Date 6/6/2022
 Name KEVA DEAS**

Cash Summary

Cash Deposit	\$355.00
Total Check	\$6,837.20
Grand Total	\$7,192.20

Purchase Price (high bid amount)	\$7,100.00	Total Check	\$6,837.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$49.70	Adv Doc. Stamps	\$49.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,992.68	Postage	\$6.18
		Researcher Copies	\$0.00
- postage	\$6.18		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$2,986.50	Registry of Court	\$2,986.50
Purchase Price (high bid)	\$7,100.00		
-Registry of Court	\$2,986.50	Overbid Amount	\$4,107.32
-advance recording (for mail certificate)	\$18.50		
-postage	\$6.18		
-Researcher Copies	\$0.00		
= Overbid Amount	\$4,107.32		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

YERBA CLARA LLC [0622-30]
1041 MARKET ST STE 165
SAN DIEGO, CA 92101

9171 9690 0935 0128 1910 90

Contact

DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16

Tax deed file number 0622-30

Parcel ID number 372S311200000017

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022061267 6/15/2022 10:50 AM
OFF REC BK: 8804 PG: 1612 Doc Type: TXD
Recording \$10.00 Deed Stamps \$49.70

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 05502 issued on June 1, 2018 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 6th day of June 2022, the land was offered for sale. It was sold to **PEARL GATES**, 2345 SAILOR LN SUWANEE GA 30024, who was the highest bidder and has paid the sum of the bid as required by law.

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

Description of lands: LT 17 HIDDEN SPRINGS PB 13 P 91 OR 7169 P 1076 SECTION 37, TOWNSHIP 2 S, RANGE 31 W

**** Property previously assessed to: YERBA CLARA LLC**

On 6th day of June 2022, in Escambia County, Florida, for the sum of (\$7,100.00) SEVEN THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

witness Mylinda Johnson
witness Emily Hogg

Pam Childers
Clerk of Court or County Comptroller
Escambia County Florida



On this 4th day of JUNE, 2022, before me personally appeared Pam Childers
Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Mylinda Johnson
MYLINDA JOHNSON



Mylinda Johnson
Comm. #HH075755
Expires: Jan. 2, 2025
Bonded Thru Aaron Notary

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

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Dated this 21st day of April 2022.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By
Emily Hogg
Deputy Clerk

4WR5/4-5/25TD

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X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of May, 2022, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022061266 6/15/2022 10:50 AM
OFF REC BK: 8804 PG: 1610 Doc Type: COM
Recording \$18.50

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

CERTIFICATE # 05502 of 2018

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

YERBA CLARA LLC
1041 MARKET ST STE 165
SAN DIEGO, CA 92101

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



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

YERBA CLARA LLC
1041 MARKET ST STE 165
SAN DIEGO, CA 92101

Tax Deed File # 0622-30
Certificate # 05502 of 2018
Account # 101374537

Property legal description:

LT 17 HIDDEN SPRINGS PB 13 P 91 OR 7169 P 1076

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **June 6, 2022**, and a surplus of **\$4,022.03** (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.

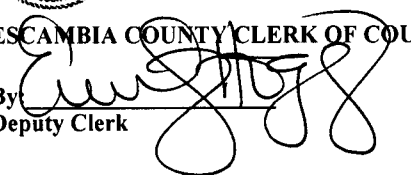
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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 17th day of June 2022.



ESCAMBIA COUNTY CLERK OF COURT

By 
Deputy Clerk

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

9171 9690 0935 0129 5124 12

Tax Cert		2018 TD 05502	
Property Owner		Yerba Clara LLC	
Property Address		2827 Hidden Springs Dr 32526	
SOLD TO:			
Keva Deas \$7,100.00			
		Amt Available to Disburse \$	
Disbursed to/for:		Check #	
Amount:		Balance	
Recording Fees (from TXD receipt)	\$ 78.20 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 79.11 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 2733.75 ✓		\$
Refund High Bidder unused sheriff fees	\$ 80.00 ✓		\$
Postage final notices	\$		\$
2021 Taxes	\$ 246.50 ✓		\$ 4,028.21
FN Postage	\$ 6.18 ✓		\$ 4,022.03
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!			
Post sale process:		Lien Information:	
Tax Deed Results Report to Tax Collector:		✓	
Print Deed/Send to Admin for signature		✓	
Request check for recording fees/doc stamps		✓	Due \$
Request check for Clerk Registry fee/fee due clerk		✓	Paid \$
Request check for Tax Collector fee (\$6.25 etc)		✓	Due \$
Request check for certificate holder refund/taxes & app fees		✓	Paid \$
Request check for any unused sheriff fees to high bidder		✓	Due \$
Print Final notices to all lienholders/owners		✓	Paid \$
Request check for postage fees for final notices		✓	Due \$
Determine government liens of record/ amounts due		✓	Paid \$
Record Tax Deed/Certificate of Mailing		✓	Due \$
Copy of Deed for file and to Tax Collector		✓	Paid \$
Notes:			Due \$
			Paid \$
			Due \$
			Paid \$
			Due \$
			Paid \$
			Due \$
			Paid \$