



# 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

0123-33

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	FARIAS GINGER T FARIAS GUY 4029 ASHLAND AVE PENSACOLA, FL 32534 4029 ASHLAND AVE 09-0038-300 LT 13 BLK 8 S/D PLAT DB 104 P 397 LESS W 308 72/100 FT AND LESS COUNTY RD R/W ALSO BEG AT INTER OF N (Full legal attached.)	Certificate #	2020 / 4490
		Date certificate issued	06/01/2020

## 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)
# 2020/4490	06/01/2020	2,629.40	131.47	2,760.87
→ Part 2: Total*				2,760.87


## 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)
# 2021/3511	06/01/2021	2,655.69	6.25	132.78	2,794.72
Part 3: Total*					2,794.72

## 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)	5,555.59
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,535.26
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. <b>Total Paid (Lines 1-6)</b>	<b>8,465.85</b>

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:  Escambia, Florida  
 Signature, Tax Collector or Designee Date May 6th, 2022

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	104,247.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/09/2023</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS** *+ 6.25*

**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.

LT 13 BLK 8 S/D PLAT DB 104 P 397 LESS W 308 72/100 FT AND LESS COUNTY RD R/W ALSO BEG AT INTER OF N LI OF LT 13 & WLY R/W LI OF ASHLAND AVE W ALG N LI 319 96/100 FT FOR POB SLY 330 32/100 FT TO S LI OF LT 13 WLY 56 98/100 FT NLY 330 89/100 FT TO A PT 264 68/100 FT E OF NW COR OF LT 13 ELY ALG N LI 44 04/100 FT TO POB PART OF LT 13 BLK 8 S/D PLAT DB 104 P 397 OR 6727 P 1976 OR 7093 P 191 OR 7967 P 1890 OR 8126 P 108

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200247

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
09-0038-300	2020/4490	06-01-2020	LT 13 BLK 8 S/D PLAT DB 104 P 397 LESS W 308 72/100 FT AND LESS COUNTY RD R/W ALSO BEG AT INTER OF N LI OF LT 13 & WLY R/W LI OF ASHLAND AVE W ALG N LI 319 96/100 FT FOR POB SLY 330 32/100 FT TO S LI OF LT 13 WLY 56 98/100 FT NLY 330 89/100 FT TO A PT 264 68/100 FT E OF NW COR OF LT 13 ELY ALG N LI 44 04/100 FT TO POB PART OF LT 13 BLK 8 S/D PLAT DB 104 P 397 OR 6727 P 1976 OR 7093 P 191 OR 7967 P 1890 OR 8126 P 108

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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-21-2022  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode  Account  Parcel ID ▶

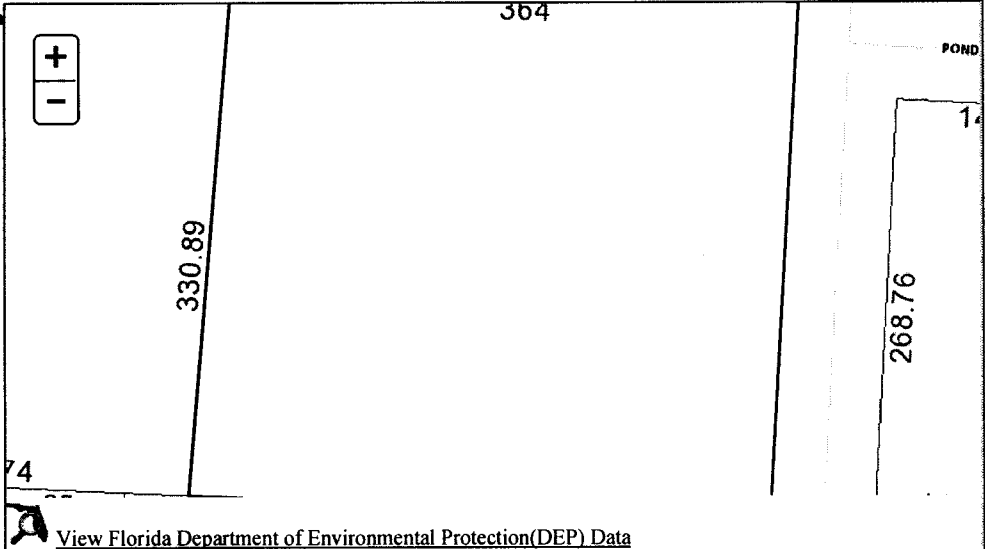
[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 0115311000132008 <b>Account:</b> 090038300 <b>Owners:</b> FARIAS GINGER T FARIAS GUY <b>Mail:</b> 4029 ASHLAND AVE PENSACOLA, FL 32534 <b>Situs:</b> 4029 ASHLAND AVE 32533 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$70,000</td> <td>\$166,004</td> <td>\$236,004</td> <td>\$208,495</td> </tr> <tr> <td>2020</td> <td>\$59,850</td> <td>\$145,767</td> <td>\$205,617</td> <td>\$205,617</td> </tr> <tr> <td>2019</td> <td>\$59,850</td> <td>\$142,493</td> <td>\$202,343</td> <td>\$202,343</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;"><b>Disclaimer</b></p> <hr/> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2021	\$70,000	\$166,004	\$236,004	\$208,495	2020	\$59,850	\$145,767	\$205,617	\$205,617	2019	\$59,850	\$142,493	\$202,343	\$202,343
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr><td>07/09/2019</td><td>8126</td><td>107</td><td>\$100</td><td>OT</td><td></td></tr> <tr><td>07/08/2019</td><td>8126</td><td>108</td><td>\$100</td><td>QC</td><td></td></tr> <tr><td>09/17/2018</td><td>7967</td><td>1890</td><td>\$100</td><td>QC</td><td></td></tr> <tr><td>09/03/2013</td><td>7093</td><td>191</td><td>\$47,500</td><td>QC</td><td></td></tr> <tr><td>04/15/2011</td><td>6727</td><td>1976</td><td>\$108,700</td><td>WD</td><td></td></tr> <tr><td>01/03/2011</td><td>6727</td><td>1970</td><td>\$100</td><td>WD</td><td></td></tr> <tr><td>06/16/2010</td><td>6605</td><td>329</td><td>\$100</td><td>CT</td><td></td></tr> <tr><td>07/2000</td><td>4576</td><td>1820</td><td>\$100</td><td>QC</td><td></td></tr> <tr><td>01/2000</td><td>4513</td><td>868</td><td>\$131,500</td><td>WD</td><td></td></tr> <tr><td>10/1988</td><td>2622</td><td>445</td><td>\$79,900</td><td>WD</td><td></td></tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/09/2019	8126	107	\$100	OT		07/08/2019	8126	108	\$100	QC		09/17/2018	7967	1890	\$100	QC		09/03/2013	7093	191	\$47,500	QC		04/15/2011	6727	1976	\$108,700	WD		01/03/2011	6727	1970	\$100	WD		06/16/2010	6605	329	\$100	CT		07/2000	4576	1820	\$100	QC		01/2000	4513	868	\$131,500	WD		10/1988	2622	445	\$79,900	WD		<b>2021 Certified Roll Exemptions</b> HOMESTEAD EXEMPTION
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	<b>Extra Features</b> METAL BUILDING UTILITY BLDG																																																																		

<b>Parcel Information</b>  <b>Section</b> <b>Map Id:</b> <a href="#">01-1S-31-2</a>  <b>Approx. Acreage:</b> 2.8059  <b>Zoned:</b> MDR  <b>Evacuation &amp; Flood</b>	<a href="#">Launch Interactive Map</a>
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Information  
Open  
Report



View Florida Department of Environmental Protection(DEP) Data

**Buildings**

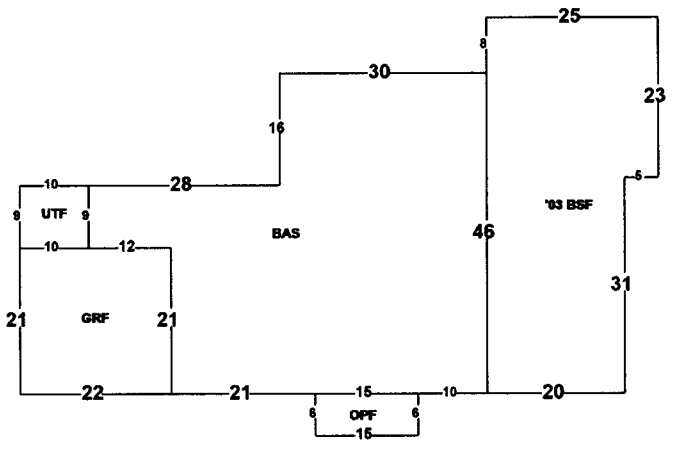
Address:4029 ASHLAND AVE, Year Built: 1963, Effective Year: 1963, PA Building ID#: 91717

**Structural Elements**

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-BRICK-FACE/VENEER
- EXTERIOR WALL-VINYL SIDING
- FLOOR COVER-CARPET
- FOUNDATION-WOOD/SUB FLOOR
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-15
- NO. STORIES-1
- ROOF COVER-COMPOSITION SHG
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME

Areas - 3805 Total SF

- BASE AREA - 1968
- BASE SEMI FIN - 1195
- GARAGE FIN - 462
- OPEN PORCH FIN - 90
- UTILITY FIN - 90



**Images**



3/14/2019 12:00:00 AM

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 04490**, issued the **1st day of June, A.D., 2020** 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 13 BLK 8 S/D PLAT DB 104 P 397 LESS W 308 72/100 FT AND LESS COUNTY RD R/W ALSO BEG AT INTER OF N LI OF LT 13 & WLY R/W LI OF ASHLAND AVE W ALG N LI 319 96/100 FT FOR POB SLY 330 32/100 FT TO S LI OF LT 13 WLY 56 98/100 FT NLY 330 89/100 FT TO A PT 264 68/100 FT E OF NW COR OF LT 13 ELY ALG N LI 44 04/100 FT TO POB PART OF LT 13 BLK 8 S/D PLAT DB 104 P 397 OR 6727 P 1976 OR 7093 P 191 OR 7967 P 1890 OR 8126 P 108**

**SECTION 01, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 090038300 (0123-33)**

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

**GINGER T FARIAS and GUY FARIAS**

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 **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 20th day of May 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

**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: 090038300 Certificate Number: 004490 of 2020**

**Payor: GINGER T FARIAS 4029 ASHLAND AVE PENSACOLA, FL 32534 Date 9/16/2022**

Clerk's Check #	455136327	Clerk's Total	<del>\$517.56</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$9,614.99</del>
		Postage	<del>\$60.00</del>
		Researcher Copies	<del>\$0.00</del>
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>-\$10,209.55</del>

**\$9,277.24**

**\$9,294.24**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

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

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

**Case # 2020 TD 004490**

**Redeemed Date 9/16/2022**

**Name GINGER T FARIAS 4029 ASHLAND AVE PENSACOLA, FL 32534**

Clerk's Total = TAXDEED	\$ <del>17.56</del>	\$9,277.24
Due Tax Collector = TAXDEED	\$9,614.99	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**  
Account: 090038300 Certificate Number: 004490 of 2020

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/9/2023"/>	Redemption Date <input type="text" value="9/16/2022"/>
Months	9	5
Tax Collector	<input type="text" value="\$8,465.85"/>	<input type="text" value="\$8,465.85"/>
Tax Collector Interest	\$1,142.89	\$634.94
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$9,614.99	<input type="text" value="\$9,107.04"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$61.56	\$34.20
Total Clerk	\$517.56	<input type="text" value="\$490.20"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$10,209.55	\$9,614.24
	Repayment Overpayment Refund Amount	\$595.31
Book/Page	<input type="text" value="8789"/>	<input type="text" value="1186"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8789, Page 1186, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04490, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 090038300 (0123-33)

### DESCRIPTION OF PROPERTY:

**LT 13 BLK 8 S/D PLAT DB 104 P 397 LESS W 308 72/100 FT AND LESS COUNTY RD R/W ALSO  
BEG AT INTER OF N LI OF LT 13 & WLY R/W LI OF ASHLAND AVE W ALG N LI 319 96/100 FT  
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PLAT DB 104 P 397 OR 6727 P 1976 OR 7093 P 191 OR 7967 P 1890 OR 8126 P 108**

SECTION 01, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: GINGER T FARIAS and GUY FARIAS

Dated this 16th day of September 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-0038-300 CERTIFICATE #: 2020/4490

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

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

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

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

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

Period Searched: October 1, 2002 to and including October 1, 2022 Abstractor: Byron Brown

BY

Michael A. Campbell,  
As President  
Dated: October 21, 2022

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

October 21, 2022

Tax Account #: **09-0038-300**

1. The Grantee(s) of the last deed(s) of record is/are: **GINGER FARIAS AND GUY FARIAS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**By Virtue of Corrected Quit Claim Deed recorded 7/9/2019 in OR 8126/108**

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. **Lien in favor of City of Pensacola / Pensacola Energy recorded 7/19/2018 OR 7935/446**
  - b. **Judgment in favor of Portfolio Recovery Associates, LLC recorded 9/1/2022 OR 8851/884**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 09-0038-300**

**Assessed Value: \$280,053.00**

**Exemptions: HOMESTEAD**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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

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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** JAN 9, 2023

**TAX ACCOUNT #:** 09-0038-300

**CERTIFICATE #:** 2020/4490

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

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

GINGER T FARIAS AND GUY FARIAS  
4029 ASHLAND AVE  
PENSACOLA, FL 32533

PORTFOLIO RECOVERY ASSOCIATES, LLC  
PO BOX 12914  
NORFOLK, VA 23541

Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> day of October, 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**

**October 21, 2022**

**Tax Account #:09-0038-300**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 13 BLK 8 S/D PLAT DB 104 P 397 LESS W 308 72/100 FT AND LESS COUNTY RD R/W ALSO  
BEG AT INTER OF N LI OF LT 13 & WLY R/W LI OF ASHLAND AVE W ALG N LI 319 96/100 FT  
FOR POB SLY 330 32/100 FT TO S LI OF LT 13 56 98/100 FT NLY 330 89/100 FT TO A PT 264 68/100  
FT E OF NW COR OF LT 13 ELY ALG N LI 44 04/100 FT TO POB PART OF LT 13 BLK 8 S/D PLAT  
DB 104 P 397 OR 6727 P 1976 OR 7093 P 191 OR 7967 P 1890 OR 8126 P 108**

**SECTION 01, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-0038-300(0123-33)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

Recorded in Public Records 7/9/2019 11:27 AM OR Book 8126 Page 108,  
Instrument #2019059485, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Parcel ID: 011S311000132008

**Quit Claim Deed**

State of Florida  
County of Escambia

*Corrected deed*  
This corrects tenancy for quit claim deed. ORBK 7967  
Pg. 1890

KNOW ALL MEN BY THESE PRESENTS, That GINGER FARIAS, a single woman, Grantor, for and in consideration of the sum of (\$10.00) TEN AND NO/100 DOLLARS, the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto GINGER FARIAS and GUY FARIAS, as joint tenants with rights of survivorship, whose address is 4029 Ashland Avenue, Pensacola, Florida 32534, Grantees heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

Lot 13, Block 8, of a Subdivision of the NATIONAL LAND SALES COMPANY, in Section 1, Township 1 South, Range 31 West, Escambia County, Florida as recorded in Deed Book 104 Page 397, of the Public Records of said County, LESS Official Records Book 3311, Page 648 and also less and expect that portion for County road right of way.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of July, 2019, AD.

Signed, Sealed and Delivered  
In the presence of:

Sign: [Signature]  
Print: ANGELA E. BONDS

[Signature]  
GINGER FARIAS

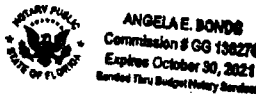
Sign: [Signature]  
Print: Tonjia Brown

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8th day of July, 2019, by GINGER FARIAS, who is personally known to me or who produced FL DL as identification.

Sign: [Signature]  
Print: \_\_\_\_\_  
NOTARY PUBLIC- STATE OF FL  
My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_

prepared by:  
Ginger Farias  
4029 Ashland Ave  
Pensacola, FL 32534  
8562939399



Recorded in Public Records 7/19/2018 9:51 AM OR Book 7935 Page 446,  
Instrument #2018056605, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00



**This instrument was prepared  
by and is to be returned to:**  
John Madden, Customer Service Manager  
City of Pensacola / Pensacola Energy  
P.O. Box 12910  
Pensacola, Florida 32521-0044

Tax Parcel ID No.: 011S311000132008

**NOTICE OF LIEN FOR MUNICIPAL GAS SERVICES**

Notice is hereby given that, pursuant to §159.17, Florida Statutes, and the City of Pensacola Resolution #09-10, the **City of Pensacola**, a Florida municipal corporation, has filed this lien against the following described real property situated in Escambia County, Florida:

Property Owner: FARIAS GEORGE & FARIAS GINGER T  
Legal description: LT 13 BLK 8 S/D PLAT DB 104 P 397 LESS W 308 72/100 FT AND LESS COUNTY RD R/W ALSO BEG AT INTER OF N LI OF LT 13 & WLY R/W LI OF ASHLAND AVE W ALG N LI 319 96/100 FT FOR POB SLY 330 32/100 FT TO S LI OF LT 13 WLY 56 98/100 FT NLY 330 89/100 FT TO A PT 264 68/100 FT E OF NW COR OF LT 13 ELY ALG N LI 44 04/100 FT TO POB PART OF LT 13 BLK 8 S/D PLAT DB 104 P 397 OR 6727 P 1976 OR 7093 P 191  
More commonly known as: 4029 ASHLAND AVE

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, this lien shall be void and of no effect.

The total amount due the City of Pensacola through August 15, 2018 is \$ 302.41 , together with additional unpaid natural gas service charges, if any, which may accrue subsequent to that date and simple interest on unpaid charges at 18 percent per annum.

A signed copy of this lien has been sent to the property owner of record, GEORGE FARIAS, GINGER T FARIAS 4029 ASHLAND AVE PENSACOLA, FL 32534 Mailing Address Line 3 Mailing Address Line 4 Mailing Address Line 5 Mailing Address Line 6 via certified mail return receipt requested and regular U.S. mail this 19th day of JULY, 2018.

CITY OF PENSACOLA,  
a Florida municipal corporation

BY: John Madden  
John Madden

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of JULY, 2018, by John Madden, of the City of Pensacola, who is personally known to me and who did not take an oath.



Janet L. Matteson  
Notary Public - State of Florida

Customer Service Division | PO Box 12910, Pensacola, FL 32521 | 850.435.1800 | PensacolaEnergy.Com



Recorded in Public Records 9/1/2022 9:17 AM OR Book 8851 Page 884,  
Instrument #2022088908, Pam Childers Clerk of the Circuit Court Escambia  
County, FL.

Filing # 156295409 E-Filed 08/29/2022 11:22:48 AM

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

PORTFOLIO RECOVERY ASSOCIATES, LLC  
PO BOX 12914  
NORFOLK VA 23541

**CASE NUMBER: 2020 SC 003550**

Plaintiff,  
vs.

Our File #4129440

GINGER FARIAS  
4029 ASHLAND AVE  
PENSACOLA FL 32534

Defendant.

**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on November 10, 2020, the Plaintiff appeared but the defendant did not after proper Notice. As a result, the plaintiff is entitled to a Final Judgment and it is,

ORDERED AND ADJUDGED that the Plaintiff, PORTFOLIO RECOVERY ASSOCIATES, LLC, PO BOX 12914, NORFOLK VA 23541, shall recover from the Defendant, GINGER FARIAS, 4029 ASHLAND AVE, PENSACOLA FL 32534,

Principal	\$5,018.91
Court Costs/Process Server Fee	\$ 383.50
<b>Subtotal</b>	<b>\$5,402.41</b>

**Total: \$5,402.41**

Which shall bear interest at the applicable statutory rate as set forth in F.S. 55.03, for which let execution issue.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.



ESCAMBIA COUNTY COURT JUDGE PAT KINNEY  
on 08/29/2022 14:38:53 o:108 L:176

Copies to:  
RAUSCH STURM LLP  
Attorney for Plaintiff

Defendant