



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

0223-26

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	KARKOVICE JASON 64 WAYNE ST EDISON, NJ 08817 PINEBROOK CIR 11-4388-306 BEG AT SE COR OF SEC 29 N 01 DEG 30 MIN 09 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 2 (Full legal attached.)	Certificate #	2020 / 7083
		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)
# 2020/7083	06/01/2020	693.97	34.70	728.67
→Part 2: Total*				728.67

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)
# 2021/5569	06/01/2021	340.25	6.25	17.01	363.51
Part 3: Total*					363.51

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)	1,092.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	295.85
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)	1,763.03

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:	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>May 6th, 2022</u>

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

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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/06/2023</u>	

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.

BEG AT SE COR OF SEC 29 N 01 DEG 30 MIN 09 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 3976 17/100 FT S 01 DEG 25 MIN 51 SEC W 2607 61/100 FT S 89 DEG 36 MIN 07 SEC 30 FT N 01 DEG 25 MIN 51 SEC E 1298 83/100 FT N 77 DEG 04 MIN 33 SEC E 198 44/100 FT FOR POB CONT ALG SAME COURSE 275 FT S 00 DEG 23 MIN 53 SEC W 447 71/100 FT N 89 DEG 36 MIN 07 SEC W 100 79/100 FT N 23 DEG 04 MIN 48 SEC 418 98/100 FT TO POB OR 4526 P 1921 LESS OR 4546 P 1001 COUNTY RD R/W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200329

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
11-4388-306	2020/7083	06-01-2020	BEG AT SE COR OF SEC 29 N 01 DEG 30 MIN 09 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 3976 17/100 FT S 01 DEG 25 MIN 51 SEC W 2607 61/100 FT S 89 DEG 36 MIN 07 SEC 30 FT N 01 DEG 25 MIN 51 SEC E 1298 83/100 FT N 77 DEG 04 MIN 33 SEC E 198 44/100 FT FOR POB CONT ALG SAME COURSE 275 FT S 00 DEG 23 MIN 53 SEC W 447 71/100 FT N 89 DEG 36 MIN 07 SEC W 100 79/100 FT N 23 DEG 04 MIN 48 SEC 418 98/100 FT TO POB OR 4526 P 1921 LESS OR 4546 P 1001 COUNTY RD R/W

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

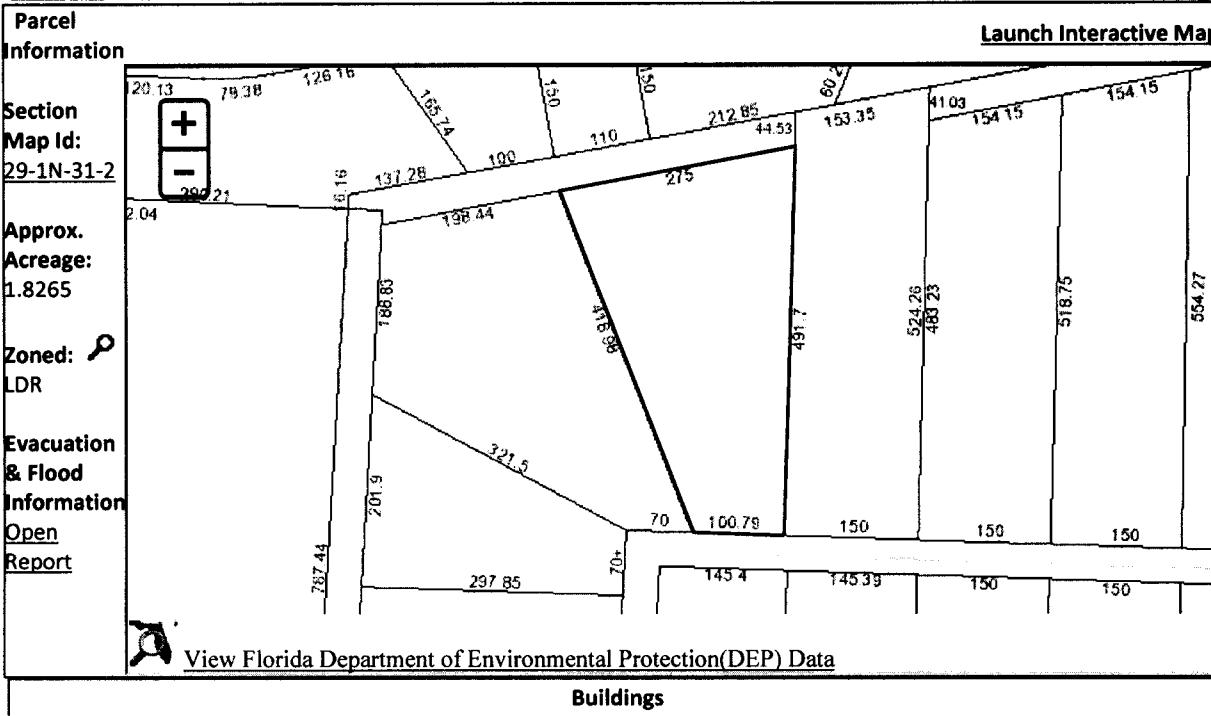
Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)



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:05/11/2022 (tc.5603)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022063704 6/22/2022 2:49 PM
OFF REC BK: 8808 PG: 1786 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 07083**, 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:

BEG AT SE COR OF SEC 29 N 01 DEG 30 MIN 09 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 3976 17/100 FT S 01 DEG 25 MIN 51 SEC W 2607 61/100 FT S 89 DEG 36 MIN 07 SEC 30 FT N 01 DEG 25 MIN 51 SEC E 1298 83/100 FT N 77 DEG 04 MIN 33 SEC E 198 44/100 FT FOR POB CONT ALG SAME COURSE 275 FT S 00 DEG 23 MIN 53 SEC W 447 71/100 FT N 89 DEG 36 MIN 07 SEC W 100 79/100 FT N 23 DEG 04 MIN 48 SEC 418 98/100 FT TO POB LESS OR 4546 P 1001 COUNTY RD R/W

SECTION 29, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114388306 (0223-26)

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

JASON KARKOVICE

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 February, which is the **6th day of February 2023**.

Dated this 22nd day of June 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 CHILDEERS
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 #: 11-4388-306 CERTIFICATE #: 2020-7083

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: November 3, 2002 to and including November 3, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: November 20, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 20, 2022
Tax Account #: **11-4388-306**

1. The Grantee(s) of the last deed(s) of record is/are: **JASON KARKOVICE**

By Virtue of Order of Ancillary Summary Administration recorded 12/27/2019 in OR 8221/399

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) 2019-2021 are delinquent.
Tax Account #: 11-4388-306
Assessed Value: \$19,655.00
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.

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: FEB 6, 2023

TAX ACCOUNT #: 11-4388-306

CERTIFICATE #: 2020-7083

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 2021 tax year.

JASON KARKOVICE
64 WAYNE ST
EDISON, NJ 08817

Certified and delivered to Escambia County Tax Collector, this 20th day of November, 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

November 20, 2022
Tax Account #:11-4388-306

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF SEC 29 N 01 DEG 30 MIN 09 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 3976 17/100 FT S 01 DEG 25 MIN 51 SEC W 2607 61/100 FT S 89 DEG 36 MIN 07 SEC 30 FT N 01 DEG 25 MIN 51 SEC E 1298 83/100 FT N 77 DEG 04 MIN 33 SEC E 198 44/100 FT FOR POB CONT ALG SAME COURSE 275 FT S 00 DEG 23 MIN 53 SEC W 447 71/100 FT N 89 DEG 36 MIN 07 SEC W 100 79/100 FT N 23 DEG 04 MIN 48 SEC 418 98/100 FT TO POB LESS OR 4546 P 1001 COUNTY RD R/W OR 8221 P 399

SECTION 29, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-4388-306(0223-26)

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

OR BK 4546 PG 1001
Escambia County, Florida
INSTRUMENT 00-724498

Road: Pine Brook Estates
Part TA #29-1N-31-4400-000-037
Part TA #29-1N-31-4400-000-038

DEED DOC STAMPS PD & ESC CO \$ 0.70
04/12/00 ERINIE LEE MARSH CLEER 0
BY: *[Signature]*

SPECIAL WARRANTY DEED

THIS INDENTURE made this 13th day of March, 2000, by and between MICHAEL WISH, whose address is 1239 Condor Street, Toms River, New Jersey 08753, as Grantor and ESCAMBIA COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 223 Palafox Place, Pensacola, Florida 32501, as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar and other valuable considerations to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents, does hereby grant, bargain, sell and convey unto the said grantee, its successors and assigns forever, the real property described in EXHIBIT "A" attached hereto, lying and being in Escambia County, Florida.

And the Grantor does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever, except for taxes for the year 2000, subsequent to the day of transfer. Grantor does hereby waive any and all rights to compensation for the property other than as provided herein. THE WARRANTIES OF THIS DEED ARE LIMITED TO THE PERIOD OF TIME THE SAID GRANTOR HAS OWNED SAID LAND.

Provided, however, the GRANTOR reserve unto herself, her successors or assigns, ALL minerals, including oil and gas, on, in, or under said land, but as long as said land shall be used for Public, State or Federal highway purposes, GRANTOR shall not be permitted to use the surface of said land for purposes of drilling, mining, or extracting minerals on, in, or under said land or in anywise using the surface of said land in any manner inconsistent with the use as a Public, State or Federal highway.

Grantor certifies, warrants and covenants that neither the grantor nor any of his family reside on the above described property, and that the above described property does not constitute any part of the grantor's homestead under the laws of the State of Florida.

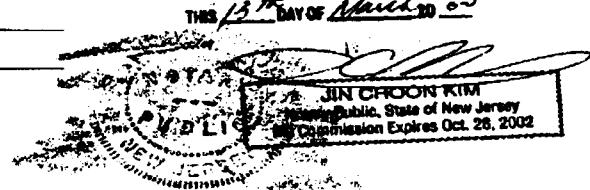
IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Michael Wish
Witness
Mary Ann Ferdinand
Print or type witness name
Leona Ferencz
Witness
LEONA FERENCZ
Print or type witness name

GRANTOR:

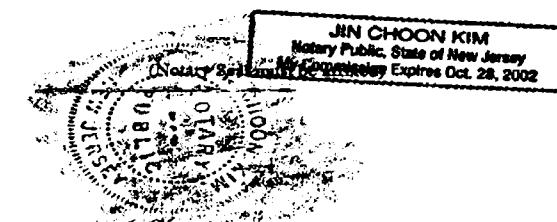
Michael Wish
Michael Wish
SWEORN TO AND SUBSCRIBED BEFORE ME
THIS 13th DAY OF March 2000


JUN CROON KIM
Notary Public, State of New Jersey
My Commission Expires Oct. 26, 2002

OR BK 4546 PG 1002
Escambia County, Florida
INSTRUMENT 00-724498

STATE OF New Jersey
COUNTY OF Union

The foregoing instrument was acknowledged before me this 13th day of March, 2000, by Michael Wish, _____, who did not take an oath and who () is personally known to me, () produced current Florida driver's license as identification, (X) produced current Florida license as identification.



Signature of Notary Public

**Printed Name of Notary Public
Commission Expires _____
Commission Number _____**

ACCEPTANCE

TITLE TO THE ABOVE PROPERTY accepted for public use by the Chairman on this 6th day of April, 2000, as authorized by action of the Board of County Commissioners of Escambia County, Florida at its meeting held on 11/23/99.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

D. M. "Mike" Whitehead, Chairman

ATTEST: ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



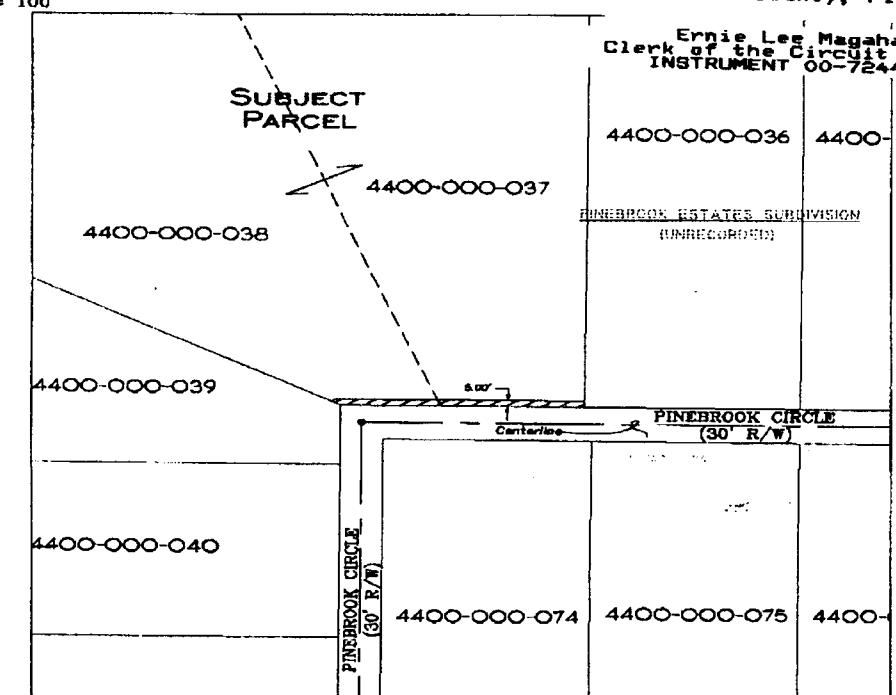
This deed was prepared by and return to:
John F. Jackman, of Ecocrop Research Company
5313 38th Street, Suite 11, Seattle, Washington
Pursuant to the issuance of title insurance policy.

Legal Description For Special Warranty Deed

OR BK 4546 PG 1003
Escambia County, Florida
INSTRUMENT 00-724498

EXHIBIT "A"

Scale: 1" = 100'



RCD Apr 12 2000 01:05 PM
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-724498

4400-000-036 4400-

PINEBROOK ESTATES SUBDIVISION
(UNRECORDED)

PINEBROOK CIRCLE
(30' R/W)

THAT PORTION OF TAX PARCEL NUMBER 29-1N-31-4400-000-037
AS RECORDED IN O.R. BOOK 4526 AT PAGE 1921 OF THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA LYING WITHIN 20 FEET
ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE,
AS BEING FURTHER SHOWN ON THE ABOVE SKETCH:

PART I - PINEBROOK CIRCLE - 30' RIGHT-OF-WAY
A THIRTY FEET WIDE STRIP OF LAND BEING USED FOR ROAD RIGHT-OF-WAY
THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SECTION
29, TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE PROCEED SOUTH 89 DEGREES 35 MINUTES 55 SECONDS EAST, A
DISTANCE OF 7.79 FEET TO THE CENTERLINE OF HIGHWAY 297-A; THENCE
PROCEED NORTH 01 DEGREES 21 MINUTES 49 SECONDS EAST ALONG THE
CENTERLINE OF HIGHWAY 297-A, A DISTANCE OF 754.21 FEET TO A NAIL AND DISC;
THENCE DEPARTING THE CENTERLINE OF HIGHWAY 297-A PROCEEDED NORTH
88 DEGREES 25 MINUTES 55 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE POINT OF
BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE OF PINEBROOK
CIRCLE; THENCE CONTINUE ALONG SAID CENTERLINE NORTH 88 DEGREES 25
MINUTES 55 SECONDS WEST A DISTANCE OF 633.03 FEET; THENCE PROCEEDED
SOUTH 01 DEGREES 17 MINUTES 31 SECONDS WEST A DISTANCE OF 130.20
FEET; THENCE PROCEEDED SOUTH 88 DEGREES 41 MINUTES 38 SECONDS WEST
A DISTANCE OF 60.19 FEET; THENCE PROCEEDED SOUTH 01 DEGREES 20
MINUTES 01 SECONDS WEST A DISTANCE OF 282.22 FEET; THENCE PROCEEDED
NORTH 89 DEGREES 08 MINUTES 04 SECONDS WEST A DISTANCE OF 600.72 FEET;
THENCE PROCEEDED SOUTH 43 DEGREES 18 MINUTES 01 SECONDS WEST A DISTANCE
OF 56.57 FEET; THENCE PROCEEDED NORTH 89 DEGREES 35 MINUTES 55 SECONDS
WEST A DISTANCE OF 2246.38 FEET; THENCE PROCEEDED NORTH 00 DEGREES 24
MINUTES 19 SECONDS EAST A DISTANCE OF 629.99 FEET; THENCE PROCEEDED
SOUTH 89 DEGREES 35 MINUTES 12 SECONDS EAST A DISTANCE OF 1613.52
FEET; THENCE PROCEEDED SOUTH 47 DEGREES 37 MINUTES 22 SECONDS EAST
A DISTANCE OF 892.30 FEET TO THE TERMINUS POINT OF THIS DESCRIPTION.
THE SIDE LINES OF SAID RIGHT-OF-WAY TO BE EXTENDED OR SHORTENED
TO MEET AT ANGLE POINTS. TOTALING IN AREA 872.20 SQUARE FEET (0.02 ACRES).

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 07083 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 22, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JASON KARKOVICE
64 WAYNE ST
EDISON, NJ 08817

WITNESS my official seal this 22th day of December 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 February 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDING LLC holder of Tax Certificate No. 07083, 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:

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SECTION 29, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114388306 (0223-26)

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

JASON KARKOVICE

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 February, which is the 6th day of February 2023.

Dated this 13th day of December 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

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Post Property:

PINEBROOK CIR 32533



PAM CHILDERS

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0223-26

Document Number: ECSO22CIV042860NON

Agency Number: 23-002141

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07083 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JASON KARKOVICE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/27/2022 at 9:03 AM and served same at 12:00 PM on 12/28/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00
Receipt No: BILL

WARNING

00211

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 February 6, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of Tax Certificate No. **07083**, 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:

BEG AT SE COR OF SEC 29 N 01 DEG 30 MIN 09 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 3976 17/100 FT S 01 DEG 25 MIN 51 SEC W 2607 61/100 FT S 89 DEG 36 MIN 07 SEC 30 FT N 01 DEG 25 MIN 51 SEC E 1298 83/100 FT N 77 DEG 04 MIN 33 SEC E 198 44/100 FT FOR POB CONT ALG SAME COURSE 275 FT S 00 DEG 23 MIN 53 SEC W 447 71/100 FT N 89 DEG 36 MIN 07 SEC W 100 79/100 FT N 23 DEG 04 MIN 48 SEC 418 98/100 FT TO POB LESS OR 4546 P 1001 COUNTY RD R/W

SECTION 29, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER **114388306 (0223-26)**

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

JASON KARKOVICE

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 February, which is the 6th day of February 2023**.

Dated this 13th day of December 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:

PINEBROOK CIR 32533



PAM CHILDERS

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

W.E. Property Appraiser

29-1N-31-2

NEBROOK CIR

JASON KARKOVICE [0223-26]
64 WAYNE ST
EDISON, NJ 08817

9171 9690 0935 0128 2143 55

delivered



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiacfc

2022

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-4388-306	06		291N314400000037

KARKOVICE JASON
64 WAYNE ST
EDISON, NJ 08817

PROPERTY ADDRESS:
PINEBROOK CIR

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

20 | 7083

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	AMOUNT PAID BY	AMOUNT DUE
COUNTY	6.6165	19,655	0	19,655 130.05
PUBLIC SCHOOLS				
BY LOCAL BOARD	1.9620	19,655	0	19,655 38.56
BY STATE LAW	3.3120	19,655	0	19,655 65.10
WATER MANAGEMENT	0.0261	19,655	0	19,655 0.51
SHERIFF	0.6850	19,655	0	19,655 13.46
M.S.T.U. LIBRARY	0.3590	19,655	0	19,655 7.06
ESCAMBIA CHILDRENS TRUST	0.4365	19,655	0	19,655 8.58

TOTAL MILLAGE 13.3971

AD VALOREM TAXES \$263.32

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	AMOUNT
FP FIRE PROTECTION	15.06
NON-AD VALOREM ASSESSMENTS \$15.06	

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$278.38

If Paid By Please Pay	Jan 31, 2023 \$272.81	Feb 28, 2023 \$275.60	Mar 31, 2023 \$278.38		
--------------------------	--------------------------	--------------------------	--------------------------	--	--

RETAIN FOR YOUR RECORDS

2022 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

KARKOVICE JASON
64 WAYNE ST
EDISON, NJ 08817

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Jan 31, 2023 272.81
AMOUNT IF PAID BY	Feb 28, 2023 275.60
AMOUNT IF PAID BY	Mar 31, 2023 278.38
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

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 CITRUS CAPITAL HOLDING LLC holder of Tax Certificate No. 07083, 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

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SECTION 29, TOWNSHIP 1 N, RANGE 31 W
TAX ACCOUNT NUMBER 114388306 (0223-26)

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

JASON KARKOVICE

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 February, which is the 6th day of February 2023.

Dated this 22nd day of December 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

4WR1/4-1/25TD

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 **2020-TD-07083** in the Escambia County Court was published in said newspaper in and was printed and released on January 4, 2023; January 11, 2023; January 18, 2023; and January 25, 2023.

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

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

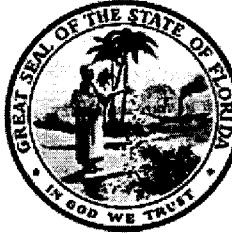
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of January, 2023, by MALCOLM BALLINGER, who is personally known to me.

X Brooklyn Faith Coates

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



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
 High Bid Tax Deed Sale**

**Cert # 007083 of 2020 Date 2/6/2023
 Name STEVE WALTRIP**

Purchase Price (high bid amount)	\$25,600.00
+ adv recording deed	\$10.00
+ adv doc. stamps deed	\$179.20
+ Adv Recording For Mailing	\$18.50

Cash Summary

Cash Deposit	\$1,280.00
Total Check	\$24,541.70
Grand Total	\$25,821.70

Opening Bid Amount	\$2,840.33
- postage	\$6.60
- Researcher Copies	\$0.00
- Homestead Exempt	\$0.00
=Registry of Court	\$2,833.73
Purchase Price (high bid)	\$25,600.00
-Registry of Court	\$2,833.73
-advance recording (for mail certificate)	\$18.50
-postage	\$6.60
-Researcher Copies	\$0.00
= Overbid Amount	\$22,759.67

Total Check **\$24,541.70**

Adv Recording Deed **\$10.00**

Adv Doc. Stamps **\$179.20**

Postage **\$6.60**

Researcher Copies **\$0.00**

Adv Recording Mail Cert **\$18.50**

Clerk's Prep Fee **\$14.00**

Registry of Court **\$2,833.73**

Overbid Amount **\$22,759.67**

PAM CHILDERS
 Clerk of the Circuit Court

By *[Signature]*
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 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 # 2020 TD 007083

Sold Date 2/6/2023

Name STEVE WALTRIP

RegistryOfCourtT = TAXDEED	\$2,833.73
overbidamount = TAXDEED	\$22,759.67
PostageT = TD2	\$6.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$179.20
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2020	0101	CASE FILED 06/01/2020 CASE NUMBER 2020 TD 007083	
5/13/2022	TD83	TAX COLLECTOR CERTIFICATION	
5/13/2022	TD84	PA INFO	
5/17/2022	RECEIPT	PAYMENT \$456.00 RECEIPT #2022037592	
6/22/2022	TD84	NOTICE OF TDA	
12/2/2022	TD82	PROPERTY INFORMATION REPORT	
12/22/2022	TD81	CERTIFICATE OF MAILING	
1/6/2023	CheckMailed	CHECK PRINTED: CHECK # 900034747 -- REGISTRY CHECK	
1/11/2023	TD84	SHERIFF'S RETURN OF SERVICE	
1/20/2023	TD84	CERT MAIL TRACKING INFO	
1/23/2023	TD84	2022 TAXES	
1/27/2023	CheckVoided	CHECK (CHECKID 124352) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
1/27/2023	CheckMailed	CHECK PRINTED: CHECK # 900034845 -- REGISTRY CHECK	
1/30/2023	TD84	PROOF OF PUBLICATION	

FEES

Effective Date	Fee Code	Fee Desc	Total	Fee Amount	Paid Amount	Waived Amount	Outstanding
5/13/2022 2:47:31 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00
5/13/2022 2:47:32 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00
5/13/2022 2:47:31 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00
5/13/2022 2:47:32 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00	0.00
5/13/2022 2:49:44 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/17/2022 1:01:27 PM	2022037592	KARVKOVICE, JASON	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
1/27/2023 9:27:38 AM	Check (outgoing)	101757777	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900034845 CLEARED ON 1/27/2023
1/6/2023 9:09:36 AM	Check (outgoing)	101752171	BALLINGER PUBLISHING	PO BOX 12665	200.00	900034747 CLEARED ON 1/6/2023
5/17/2022 1:01:27 PM	Deposit	101687592	KARVKOVICE, JASON		320.00	Deposit
Deposited			Used			Balance
320.00			12,480.00			-12,160.00

65318

Steve Waltrip

\$25,600.00

Deposit

\$1,280.00

sale.



Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Name	Rec Fees	EA Fees	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title
Edit Name on Title														
<input checked="" type="checkbox"/> Name on Title <input type="checkbox"/> Custom Fields <input type="checkbox"/> Style														
Case Number: 2020 TD 007083														
Result Date: 02/06/2023														
Title Information:														
Name: <input type="text" value="Long Hollow Construction LLC"/>														
Address1: <input type="text" value="8 E STRONG ST"/>														
Address2: <input type="text"/>														
City: <input type="text" value="Pensacola"/>														
State: <input type="text" value="FL"/>														
Zip: <input type="text" value="32501"/>														
0	\$0.00	\$179.20	\$24,541.70	07083	Long Hollow C									
0	\$0.00	\$144.90	\$19,852.40	06825	Michael Crawf									
0	\$0.00	\$148.40	\$20,330.90	04914	JOSEPH H. BK									
0	\$0.00	\$58.10	\$7,985.60	04018	rina Steamer									
0	\$0.00	\$54.60	\$7,507.10	04016	Jeremy Patters									
0	\$0.00	\$137.20	\$18,799.70	03863	Tommy W Bro									
0	\$0.00	\$25.20	\$3,467.70	02442	Kinya Williams									
0	\$0.00	\$197.40	\$27,029.90	01180	rina Steamer									
0	\$0.00	\$74.20	\$10,186.70	07212	2910 Heinrich									
0	\$0.00	\$60.20	\$8,272.70	07102	Southern Root									
0	\$0.00	\$74.20	\$10,186.70	03870	WEALTHY CAI									
0	\$0.00	\$95.20	\$13,057.70	03182	WEALTHY CAI									
0	\$0.00	\$21.70	\$2,964.20	06641	William Craig V									
0	\$0.00	\$14.70	\$1,957.20	02852	Loammi Lam									
0	\$0.00	\$20.30	\$2,762.80	02833	2910 Heinrich									
0	\$0.00	\$63.00	\$8,655.50	01021	Ian Rehrig									

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023010056 2/8/2023 3:36 PM
OFF REC BK: 8927 PG: 1400 Doc Type: COM
Recording \$18.50

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

CERTIFICATE # 07083 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 22, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JASON KARKOVICE
64 WAYNE ST
EDISON, NJ 08817

WITNESS my official seal this 22th day of December 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



THE SUMMATION WEEKLY

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

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Dated this 22nd day of December 2022.

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR1/4-1/25TD

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 2020-TD-07083 in the Escambia County Court was published in said newspaper in and was printed and released on January 4, 2023; January 11, 2023; January 18, 2023; and January 25, 2023.

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X Ballinger

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [V] physical presence or [] online notarization, this 25th day of January, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

Blanks

, NOTARY PUBLIC



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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023010057 2/8/2023 3:36 PM
OFF REC BK: 8927 PG: 1402 Doc Type: TXD
Recording \$10.00 Deed Stamps \$179.20

Tax deed file number 0223-26

Parcel ID number 291N314400000037

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 07083 issued on June 1, 2020 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 February 2023, the land was offered for sale. It was sold to **LONG HOLLOW CONSTRUCTION LLC**, 8 E STRONG ST PENSACOLA FL 32501, 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: BEG AT SE COR OF SEC 29 N 01 DEG 30 MIN 09 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 3976 17/100 FT S 01 DEG 25 MIN 51 SEC W 2607 61/100 FT S 89 DEG 36 MIN 07 SEC 30 FT N 01 DEG 25 MIN 51 SEC E 1298 83/100 FT N 77 DEG 04 MIN 33 SEC E 198 44/100 FT FOR POB CONT ALG SAME COURSE 275 FT S 00 DEG 23 MIN 53 SEC W 447 71/100 FT N 89 DEG 36 MIN 07 SEC W 100 79/100 FT N 23 DEG 04 MIN 48 SEC 418 98/100 FT TO POB LESS OR 4546 P 1001 COUNTY RD R/W SECTION 29, TOWNSHIP 1 N, RANGE 31 W

**** Property previously assessed to: JASON KARKOVICE**

On 6th day of February 2023, in Escambia County, Florida, for the sum of (\$25,600.00) TWENTY FIVE THOUSAND SIX HUNDRED AND 00/100 Dollars, the amount paid as required by law.

h. m. j.
witness Mylinda Johnson
h. m. j.
witness Emily Hogg

Pam Childers

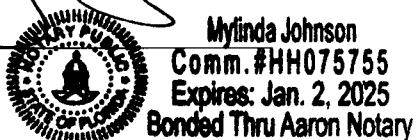
Clerk of Court or County Comptroller
Escambia County Florida



On this 6th day of Feb 23, 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

h. m. j.





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

JASON KARKOVICE
64 WAYNE ST
EDISON, NJ 08817

Tax Deed File # 0223-26
Certificate # 07083 of 2020
Account # 114388306

Property legal description:

BEG AT SE COR OF SEC 29 N 01 DEG 30 MIN 09 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 3976 17/100 FT S 01 DEG 25 MIN 51 SEC W 2607 61/100 FT S 89 DEG 36 MIN 07 SEC 30 FT N 01 DEG 25 MIN 51 SEC E 1298 83/100 FT N 77 DEG 04 MIN 33 SEC E 198 44/100 FT FOR POB CONT ALG SAME COURSE 275 FT S 00 DEG 23 MIN 53 SEC W 447 71/100 FT N 89 DEG 36 MIN 07 SEC W 100 79/100 FT N 23 DEG 04 MIN 48 SEC 418 98/100 FT TO POB LESS OR 4546 P 1001 COUNTY RD R/W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **February 6, 2023**, and a surplus of **\$22,393.89** (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 15th day of February 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0128 1895 47

Tax Cert

2020 TD 07083

Property Owner

Jason Karkovice

Property Address

Pinebrook Cir 32533

SOLD TO:

\$25,600.00

Long Hollow Construction LLC

Amt Available to Disburse \$

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

Post sale process:

Tax Deed Results Report to Tax Collector

Print Deed/Send to Admin for signature

Request check for recording fees/doc stamps

Request check for Clerk Registry fee/fee due clerk

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

Request check for certificate holder refund/taxes & app fees

Request check for any unused sheriff fees to high bidder.

Print Final notices to all lienholders/owners

Request check for postage fees for final notices

Determine government liens of record/ amounts

**Determine government fees or record/ amounts due
Record Tax Deed/Certificate of Mailing**

Record Tax Deed/Certificate of Mailing
Copy of Deed for file and to Tax Collector

Copy of Deed for file and to Tax Collector

Lien Information:

Notes:



**Tara Fiorello
64 Wayne Street
Edison, NJ 08817
(732) 778-6442
taraf424@gmail.com**

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2023 MAR 10 A 8:31
ESCAMBIA COUNTY, FL

March 8, 2023

VIA FEDERAL EXPRESS

Clerk of the Circuit Court and Comptroller
Escambia County
221 Palafox Place, Suite 110
Pensacola, FL 32502

**Re: Tax Deed 0223-25 - Certificate #07084 of 2020; Account #114388308
Tax Deed 0223-26 - Certificate #07083 of 2020; Account #114388306**

Dear Sir/Madam,

In response to recent correspondence sent to my address with respect to the surplus funds from the tax deed sales of the above-referenced properties, please be advised that my husband, Jason Karkovice, the title holder of these properties, passed away on February 18, 2020, leaving me as his surviving heir at law. As his surviving spouse, I am writing to claim the surplus funds from the tax sale of the above-referenced properties. Kindly issue the check(s) payable to me, Tara Fiorello, and mail same to 64 Wayne Street, Edison, NJ 08817. Enclosed please find claim forms along with copies of my husband's death certificate and our marriage certificate.

Thank you.

Sincerely,



Tara Fiorello
Enclosures

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

***Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed File #0223-26

Tax Deed Account #114388306 Certificate #07083 of 2020 Sale Date 02/06/2023

Property Address: PINEBROOK CIRCLE Parcel No. 29-1N-31-4400-000-037

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: Tara Fiorello

Contact Name, if Applicable:

Address: 64 Wayne Street, Edison, NJ 08817

Telephone Number: 732 778-6442

Email Address: taraf424@gmail.com

I am a (check one): Lienholder Titleholder Other

Select ONE:

I claim surplus proceeds resulting from the above tax deed sale.
 I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: Mortgage; Court Judgment; Condo/HSA lien;
 Government lien; Other

Describe other:

Recording Date: Book #: Page #:

Lien Amount: Amount Due:

Recording Date: Book #: Page #:

Lien Amount: Amount Due:

*Include additional sheet if needed:

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: Deed; Court Judgment; Other, explain below

Recording Date: 12/27/19 Book #: 8221 Page #: 399
Probate Grantor: WISH MICHAEL JR DEC; WISH MICHAEL DEC
Grantee: KARKOVICE JASON

Amount of surplus tax deed sale proceeds claimed: \$ 22,393.89

Does the titleholder claim the subject property was homestead property:

3. I request payment of any surplus funds due me be payable to and mailed to:
Tara Fiorello, 64 Wayne Street, Edison, NJ 08817

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant:

Tara Fiorello

Print: Tara Fiorello

STATE OF New Jersey

COUNTY OF Mercer

The foregoing instrument was sworn to or affirmed and signed before me this 3rd day of
Tara Fiorello, who is personally known to me or has produced

NJ Driver's License identification and who did take an oath

Notary Public Marguerite A. Dickerson, Notary Public, Expiration Date

MARGUERITE A. DICKERSON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 23, 2023

STATE OF NEW JERSEY

A0012450649

CERTIFICATE OF MARRIAGE

Name of Groom
(First, Middle, Last): **Jason Anthony Karkovice**

Name of Bride
(First, Middle, Last): **Tara Ann Fiorello**

Date of Marriage
(Month, Day Year): **09/09/2016**

Place of Marriage
(City/County): **Long Branch/Monmouth**

Age/Date of Birth of Groom: **35/02/25/1981**

Groom's Mother's Maiden Name: **Deborah Roche**

Groom's Father's Name: **Richard Karkovice**

Age/Date of Birth of Bride: **33/04/24/1983**

Bride's Mother's Maiden Name: **Karen Esposito**

Bride's Father's Name: **Dominick Fiorello**

File Number:

Date Filed: **09/14/2016**

Date Amended
(if applicable):

Date Issued: **10/06/2016**

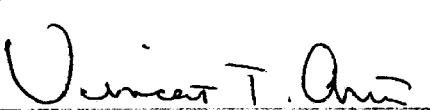
Issued By:
**City of Long Branch
Health Department
Angelina Towns, Registrar**

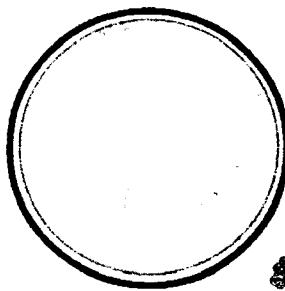
This is to certify that the above is correctly
copied from a record on file in my office.

*Certified copy not valid unless the raised
Great Seal of the State of New Jersey
or the seal of the issuing municipality
or county, is affixed hereon.*

REG-42A
JUN 14




Vincent T. Arrisi
State Registrar
Office of Vital Statistics and Registry





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

JASON KARKOVICE
64 WAYNE ST
EDISON, NJ 08817

Tax Deed File # 0223-26
Certificate # 07083 of 2020
Account # 114388306

Property legal description:

BEG AT SE COR OF SEC 29 N 01 DEG 30 MIN 09 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 3976 17/100 FT S 01 DEG 25 MIN 51 SEC W 2607 61/100 FT S 89 DEG 36 MIN 07 SEC 30 FT N 01 DEG 25 MIN 51 SEC E 1298 83/100 FT N 77 DEG 04 MIN 33 SEC E 198 44/100 FT FOR POB CONT ALG SAME COURSE 275 FT S 00 DEG 23 MIN 53 SEC W 447 71/100 FT N 89 DEG 36 MIN 07 SEC W 100 79/100 FT N 23 DEG 04 MIN 48 SEC 418 98/100 FT TO POB LESS OR 4546 P 1001 COUNTY RD R/W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **February 6, 2023**, and a surplus of **\$22,393.89** (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.

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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.

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Dated this 15th day of February 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: Clerk
Deputy Clerk

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

9171 9690 0935 0128 1895 47



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

JASON KARKOVICE
64 WAYNE ST
EDISON, NJ 08817

Tax Deed File # 0223-25
Certificate # 07084 of 2020
Account # 114388308

Property legal description:

BEG AT SE COR OF SEC 29 N 01 DEG 30 MIN 09 SEC E ALG E LI OF SD SEC 2608 20/100 FT N 89 DEG 36 MIN 20 SEC W 3976 17/100 FT S 01 DEG 25 MIN 51 SEC W 2607 61/100 FT S 89 DEG 36 MIN 07 SEC E 30 FT N 01 DEG 25 MIN 51 SEC E 1110 FT FOR POB CONT ALG SAME COURSE 188 83/100 FT N 77 DEG 04 MIN 33 SEC E 198 44/100 FT S 23 DEG 08 MIN 39 SEC E 418 98/100 FT N 89 DEG 36 MIN 07 SEC 70 FT N 65 DEG 22 MIN 32 SEC W 321 52/100 FT TO POB LESS OR 4546 P 1001 COUNTY RD R/W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **February 6, 2023**, and a surplus of \$21,819.32 (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.

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Dated this 15th day of February 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: mk
Deputy Clerk

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

9171 9690 0935 0128 1895 54

ORIGIN ID:PRIA (609) 436-1205
VALERIE L. HOWE, ESQ.
MASON, GRIFFIN & PIERSON, PC
101 POOR FARM RD

PRINCETON, NJ 08540
UNITED STATES U.S.

SHIP DATE: 08MAR23
ACTWGT: 0.50 LB
CAD: 5534442/INET4584

BILL SENDER

TO **ESCAMBIA CLERK OF THE CIRCUIT COURT**
ESCAMBIA COUNTY TAX DEED DIVISION
221 PALAFOX PLACE
SUITE 110
PENSACOLA FL 32502

(850) 595-3793

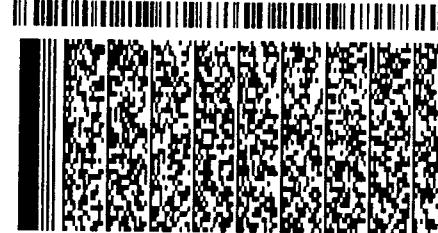
REF: VLH-FIRM

INV:

PO:

DEPT:

58117/9982/FE2D



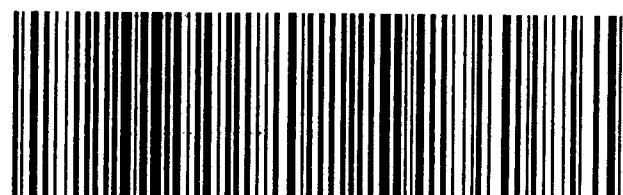
THU - 09 MAR 10:30A
PRIORITY OVERNIGHT

TRK#
0201

7715 1069 2909

XH PNSA

32502
FL-US BFM



Align bottom of peel-and-stick airbill or pouch here.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 6, 2023

Tara A. Fiorello
64 Wayne Street
Edison, NJ 08817

Re: Tax Certificate #07083 of 2020 and Tax Certificate #07084 of 2020

Dear Tara A. Fiorello:

Please find enclosed our check #900035531 in the amount of \$44,213.21. This check represents payment of the claim submitted by you for the surplus funds being held by the Clerk's Office as a result of the tax deed sale of the two real properties located at Pinebrook Circle.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

/hm
Enclosures