## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2300418

o: Tax Collector of <u>ESCAMBIA COUNTY</u> ,			_, Florida				
8724 SW MIAMI, FL	72 ST #382 L 33173,	RP AND OCEAN BANK cate and hereby surrender the	same to the Tax	Collector and make tax deed application thereon			
Accou	ınt Number	Certificate No.	Date	Legal Description			
04-38	30-000	2021/1647	06-01-2021	LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722			
I agree  Attached which ar	pay any curre redeem all our pay all delinqu pay all Tax Co Sheriff's costs	, it applicable. certificate on which this applica	erest covering the				
JPL IN\ 8724 S\	W 72 ST #382 FL 33173	ORP AND OCEAN BANK		04-27-2023 Application Date			

Par	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 I	nere: Date of sale 01/03/2024 Signature, Clerk of Court or Designee					

#### **INSTRUCTIONS**

#### 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

0124.21

Part 1: Tax Deed	Арр	lication Infon	mation						
Applicant Name Applicant Address  JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173				N BANK	Application date		Apr 27, 2023		
Property description C/O RACHEL STRAW 201 E OAK ST						Cer	tificate #	2021 / 1647	
ATMORE, AL 36502 531 SPRINGDALE CIR 04-3830-000 LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722					DR 3591 P 722	Date certificate issued		06/01/2021	
Part 2: Certificat	es O	wned by App	licant and	d Filed w	ith Tax Deed	App	lication		
Column 1 Certificate Numbe	er	Column Date of Certific		_	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2021/1647		06/01/20	021		1,478.72		73.94	1,552.66	
							→Part 2: Total*	1,552.66	
Part 3: Other Cei	rtifica	ates Redeeme	ed by Ap	plicant (C	ther than Co	unty	)		
Column 1 Certificate Number		Column 2 Date of Other ertificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's I	Column 4 Column 5 Tax Collector's Fee Interest		Total (Column 3 + Column 4 + Column 5)	
# 2022/1798		06/01/2022		1,643.70		6.25 82.19		1,732.14	
							Part 3: Total*	1,732.14	
Part 4: Tax Colle	ector	Certified Am	ounts (Li	ines 1-7)					
Cost of all cert	ificate	es in applicant's	possession	n and othe			ed by applicant of Parts 2 + 3 above)	3,284.80	
2. Delinquent tax	es pa	id by the applica	int					0.00	
3. Current taxes	oaid b	y the applicant						1,675.06	
4. Property inform	nation	report fee						200.00	
5. Tax deed appli	cation	n fee						175.00	
6. Interest accrue	d by t	tax collector und	ler s.197.5	42, F.S. (s	ee Tax Collecto	r Inst	tructions, page 2)	0.00	
7.						To	otal Paid (Lines 1-6)	5,334.86	
I certify the above ir have been paid, and						/ info	rmation report fee, an	d tax collector's fees	
Roman !	07	1) (100)	du		· · · · · · · · · · · · · · · · · · ·		Escambia, Florid	а	
Sign here: X// / V / V Signa	ture, T	ax Collector or Desi	gnee	<del></del>		ı	Date <u>May 17th, 2</u>	023_	
1)			/_\	Court by 10 d	ays after the date sig	gned.	See Instructions on Pag	e2 L#1 ~	

+\$6.25

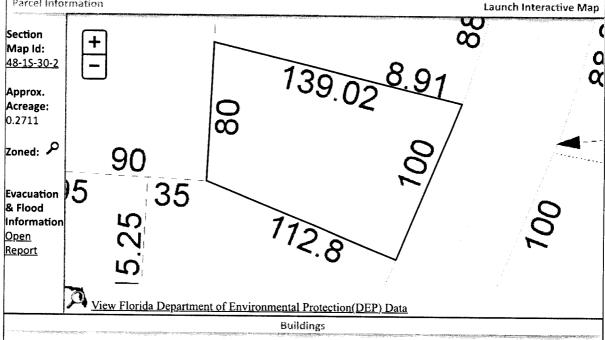
**Real Estate Search** 

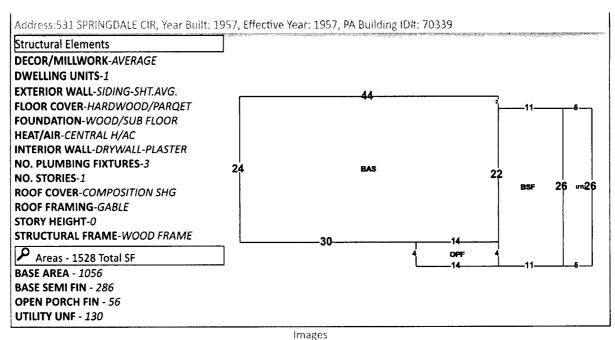
Tangible Property Search

Sale List

<u>Back</u>

Nav. Mode Account O Parcel ID Printer Friendly Version General Information Assessments Parcel ID: 481S308100023003 Year Land Imprv Total Cap Val Account: 043830000 2022 \$20,000 \$79,465 \$99,465 \$89,301 Owners: MCGOUGAN RALEIGH E EST OF 2021 \$19,000 \$62,566 \$81,566 \$81,183 C/O RACHEL STRAWBRIDGE Mail: 2020 \$19,000 \$54,803 \$73,803 \$73,803 201 E OAK ST **ATMORE, AL 36502** Disclaimer Situs: 531 SPRINGDALE CIR 32503 SINGLE FAMILY RESID Use Code: **Tax Estimator Taxing** PENSACOLA CITY LIMITS File for New Homestead Exemption Online **Authority:** Tax Inquiry: **Open Tax Inquiry Window** Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector Sales Data 2022 Certified Roll Exemptions Official Records None Sale Date Book Page Type Value (New Window) 06/1994 3591 722 \$23,000 WD Lb Legal Description 02/1992 3128 469 \$15,000 WD 2020 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722 10/1991 3082 562 \$1,000 CT 01/1973 679 15 \$16,500 WD Official Records Inquiry courtesy of Pam Childers **Extra Features** Escambia County Clerk of the Circuit Court and None Comptroller Parcel Information Launch Interactive Map





7/15/2019 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.

Last Updated:05/19/2023 (tc.2893)

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2023041506 5/23/2023 12:26 PM OFF REC BK: 8982 PG: 761 Doc Type: TDN

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01647, issued the 1st day of June, A.D., 2021 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 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

**SECTION 48, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 043830000 (0124-21)

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

#### RALEIGH E MCGOUGAN EST OF

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 Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 23rd day of May 2023.

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.

COUNTY, TOWN

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

SCOTT LUNSFORI	D, ESCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #:	04-3830-000	CERTIFICATE #:	2021-1	647
REPORT IS LIMITI	NOT TITLE INSURANCE. THE ED TO THE PERSON(S) EXP EPORT AS THE RECIPIENT(	PRESSLY IDENTIFIED E	BY NAME IN TH	E PROPERTY
listing of the owner( tax information and encumbrances record title to said land as li	prepared in accordance with the solution of the land describe a listing and copies of all opended in the Official Record Booksted on page 2 herein. It is the last of the last open document listly.	bed herein together with cu or unsatisfied leases, mor oks of Escambia County, F e responsibility of the party	rrent and delinque tgages, judgments lorida that appear y named above to	ent ad valorem s and to encumber the verify receipt of
and mineral or any s	ect to: Current year taxes; tax ubsurface rights of any kind or laps, boundary line disputes, an of the premises.	r nature; easements, restric	tions and covenar	nts of record;
	t insure or guarantee the validicurance policy, an opinion of ti			
Use of the term "Rep	port" herein refers to the Prope	erty Information Report and	d the documents a	nttached hereto.
Period Searched:	October 1, 2003 to and inclu	nding October 1, 2023	Abstractor:	Pam Alvarez
BY				

Michael A. Campbell, As President

Dated: October 12, 2023

Malphel

THE ATTACHED REPORT IS ISSUED TO:

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

October 12, 2023

Tax Account #: 04-3830-000

1. The Grantee(s) of the last deed(s) of record is/are: RALEIGH E MCGOUGAN

By Virtue of Warranty Deed recorded 6/13/1994 in OR 3591/722

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR RALEIGH E MCGOUGAN RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

- 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. Mortgage in favor of Household Finance Corporation III recorded 6/19/2001 OR 4725/1195 as further assigned to Springcastle Credit Funding Trust through its Trustee Wilmington Trust by assignment recorded 12/9/2015 OR 7446/1303
  - b. Code Violation Order in favor of City of Pensacola recorded 2/14/2019 OR 8046/1360
  - c. Lien for Improvements in favor of City of Pensacola recorded 8/4/2008 OR 6360/1633
  - d. Lien for Improvements in favor of City of Pensacola recorded 9/28/2016 OR 7597/1599
  - e. Lien for Improvements in favor of City of Pensacola recorded 12/28/2016 OR 7644/640
  - f. Lien for Improvements in favor of City of Pensacola recorded 7/18/2017 OR 7746/642
  - g. Judgment in favor of LVNV Funding LLC Assignee of Sears recorded 1/22/2009 OR 6417/553
- **4.** Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 04-3830-000 Assessed Value: \$89,301.00

**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

**CERTIFICATE #:** 

CERTIFICATION: TITLE SEARCH FOR TDA

 TAX DEED SALE DATE:
 JAN 3, 2024

 TAX ACCOUNT #:
 04-3830-000

2021-1647

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 2022 tax year.

RALEIGH E MCGOUGAN &
ESTATE OF RALEIGH E. MCGOUGAN
531 SPRINGDALE CIR
PENSACOLA, FL 32503

RALEIGH E MCGOUGAN ESTATE OF RALEIGH E MCGOUGAN C/O RACHEL STRAWBRIDGE 201 E OAK ST ATMORE, AL 36502

SPRINGCASTLE CREDIT FUNDING TRUST THROUGH ITS TRUSTEE WILMINGTON TRUST 601 NW SECOND STREET EVANSVILLE, IN 47708

LVNV FUNDING LLC ASSIGNEE OF SEARS 15 SOUTH MAIN STREET SUITE 500 GREENEVILLE, SC 29601

Certified and delivered to Escambia County Tax Collector, this 12<sup>th</sup> day of October, 2023. PERDIDO TITLE & ABSTRACT, INC.

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

Malphel

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 12, 2023 Tax Account #:04-3830-000

## LEGAL DESCRIPTION EXHIBIT "A"

LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

**SECTION 48, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 04-3830-000(0124-21)

OR Bk3591 Pg0722 | INSTRUMENT 00134697 Return to: (enclose self-addressed stamped envelope) WARRANTY DEED STEWART TITLE OF PENSACOLA, INC. (FROM INDIVIDUAL) Instrument 00134697
Filed and recorded in the
public records
JUNE 13, 1994
at 01:46 P.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS 401 E. CHASE ST., SUITE 104 PENSACOLA, FLA. 32501
This Instrument Prepared by: Lisa Durant of stewart title of pensacola, inc. as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it. Property Appraisers Parcel Identification (Folio) Number(s): JOE A. FLOWERS, 48-1S-30-8100-023-003 Grantee(s) S.S.#(s); scambia County, FIORIDA COUNTS -SPACE ABOVE THIS LINE FOR PROCESSING DATA-FILE NO:94021275-LD WARRANTY DEED This Warranty Deed Made this 1st day of June A.D. 19 94 , by Richard Lee McGougan, an unremarried widower whose marital status is: hereinafter called the grantor, whose post office address is: 6210 Millview Road Pensacola, Florida 32526 to Raleigh E. McGougan, an unmarried man whose post office address is: 531 Springdale Circle Pensacola, Florida 32503 hereinafter called the grantee, WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz: Lot 23, Block "C", Springdale, a subdivision of a portion of Sections 48 and 49, Township 1 South, Range 30 West, in the City of Pensacola, Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 4 at page 18 of the public records of said County. "Subject also to oil, gas, and mineral reservations of record." 161.00 D.S. PD. 5 JOE A. FLOWERS, COMPTROLLER BY: MUNAGY Whayy CERT. REG. #59-2043928-27-01 This property [s] [is not] the homestead of the Grantor(s). TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever. And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 94, restrictions and easements of record, if any. IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, Sealed and Delivered in Our Presence: hard fee Me Gongan DURANT Printed name: (Seal) Printed name: Printed name: STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 1st day of June , 19 94 Richard Lee McGougan, an unremarried widower who is/are personally known to me or who has/have produced as identification. My Commission expires: LIGA A. WORLD
12-10-96 Notary Public, State of Floride Printed Name LISA A. GUNN My comm. expires Dec. 10, 1998 otary Public Comm. No. CC 245635 Serial Number CC245635

Return To: Records Processing Services 577 Lamont Road Elmhurst, IL 60126 OR BK 4725 PG1195
Escambia County, Florida
INSTRUMENT 2001-854692
NTB DOC STANDS PD & ESC CD \$ 140.00
06/19/01 FMIE LEE MAGHE, CLERK
By: FLORIDE TAX PD & ESC CD \$ 79.86
06/19/01 EMME LEE MAGHE, CLERK
By: FLORIDE LEE MAGHE, CLERK
By: FLORIDE LEE MAGHE, CLERK
By: FLORIDE LEE MAGHE, CLERK

	MORTGAGE		
317100			
If box is checked, this Mortgage se	cures future advances.		
THIS MORTGAGE is made this 18TH RALEIGH E. MCGOUGAN, UNMARRIED	day of JUNE		tween the Mortgagor,
(herein "Borrower"), and Mortgagee HOUSE	HOLD FINANCE CORPORATION		
a corporation organized and existing under t 4761-5 BAYOU BOULEVARD, PENSACOL (herein "Lender").	the laws of DELAWARE		whose address is
The following paragraph preceded by a ct	necked box is applicable.		
WHEREAS, Borrower is indebted evidenced by Borrower's Loan Agreement (including those pursuant to any Renegotiab principal and interest, (including any adjuvariable), with the balance of the indebtedness.	t dated JUNE 18, 2001 ble Rate Agreement) (herein "Not stments in the amount of payr	and any extension  e"), providing for  cents or the contr	monthly installments of
WHEREAS, Borrower is indebted thereof as may be advanced pursuant to Bo and extensions and renewals thereof (herein under the terms specified in the Note, in providing for a credit limit stated in the pri	errower's Revolving Loan Agreen "Note"), providing for monthly cluding any adjustments in the	ent dated installments, and interest rate if the	, or so much interest at the rate and at rate is variable, and ;
TO SECURE to Lender the repays not	is variable; (2) future advances used thereon, advanced in accordant covenants and agreements of Eder and Lender's successors and	ander any Revolvin the herewith to proto to orrower herein con assigns the follow	g Loan Agreement; (3) tect the security of this prained. Borrower does
VIZ:	TUATE IN ESCAMBIA COUNTY,	FLORIDA,	
LOT 23, BLOCK 'C', SPRING SECTIONS 48 AND 49, TOWNS CITY OF PENSACOLA, ESCAMI PLAT OF SAID SUBDIVISION OF THE PUBLIC RECORDS OF	SHIP 1 SOUTH, RANGE 30 WE BIA COUNTY, FLORIDA, ACCO RECORDED IN PLAT BOOK 4	ST, IN THE RDING TO	
'SUBJECT ALSO TO DIL, GAS RECORD.'. TAX MAP OR PAR	S, AND MINERAL RESERVATIO RCEL ID NO.: 48-15-30-810		
This instrument was prepared by:			
4761-5 BAYOU BOULEVARD, PENSACO		ame)	
11-01-00 MTG		ORIGINAL	FL002271

OR BK 4725 P61196 Escambia County, Florida INSTRUMENT 2001-854692

-2

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to Mortgage, grant and convey the Property, and that the property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for Mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior Mortgage or Deed of Trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or State agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest, and then to the principal of the Note.

4. Prior Mortgages and Deed of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any Mortgage, Deed of Trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by the Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard Mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any Mortgage, Deed of Trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

01-01-00 MTG



\*M684A0639D97MTG9000FL0022720\*\*MCG0UGAN

ORIGINAL

## OR BK 4725 PG1197 Escambia County, Florida INSTRUMENT 2001-854692

\_1\_

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required Mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note Rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting Payment thereof.

Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder. 8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property,

provided that Lender shall give Borrower notice prior to any such inspection on specifying reasonable cause thereof related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any Mortgage, Deed of Trust or other security

agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released by Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower and all other parties who are or hereafter become secondarily liable shall not operate to release, in any manner, the liability of the original Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to Mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, Costs, "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Borrower's Copy. Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

15. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

16. Transfer of the Property. If Borrower sells or transfers all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Mortgage, (b) a transfer by devise, descent, or by operation of law upon the death of a joint tenant, (c) the grant of any leasehold interest of three years or less not containing an option to purchase, (d) the creation of a purchase money security interest for household appliances, (e) a transfer to a relative resulting from the death of a Borrower, (f) a transfer where the spouse or children of the Borrower become an owner of the property, (g) a transfer resulting from a decree of dissolution of marriage, legal separation agreement, or from an incidental property settlement agreement, by which the spouse of the Borrower becomes an owner of the property, (h) a transfer into an inter vivos trust in which the Borrower is and remains a beneficiary and which does not relate to a transfer of rights of occupancy in the property, or (i) any other transfer or disposition described in regulations prescribed by the Federal Home Loan Bank Board, Borrower shall cause to be submitted information required by Lender to evaluate the transferee as if a new loan were being made to the transferee. Borrower will continue to be obligated under the Note and this Mortgage unless Lender releases Borrower in writing.

01-01-00 MTG



\*M684A0639D97MTG9000FL0022730\*\*MCGOUGAN

## OR BK 4725 PG1198 Escambia County, Florida INSTRUMENT 2001-854692

If Lender does not agree to such sale or transfer, Lender may declare all of the sums secured by this Mortgage to be immediately due and payable. If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 12 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed or delivered within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period Lender may, without further notice or demand on Borrower. invoke any remedies permitted by paragraph 17 hereof.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Acceleration; Remedies. Except as provided in paragraph 16 hereof, or as otherwise required by law, upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and the sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, court costs, and costs of documentary evidence, abstracts and title reports.

18. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgment enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occured; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreement of Borrower contained in this Mortgage, and in enforcing Lender's remedies as provided in paragraph 17 hereof, including, but not limited to, reasonable attorneys' fees and court costs; and (c) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the

obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

19. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

20. Release. Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

21. Attorneys' Fees. As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

01-01-00 MTG



OR BK 4725 PG1 199 Escambia County, Florida INSTRUMENT 2001-854692 RCD Jun 19, 2001 02:17 pm Escambia County, Florida

-5-

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 2001-854692

#### REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR -MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

#### NOTICE TO BORROWER

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign,

Signed, sealed and delivered in the presence of:	
Witness DAVID DICKSON	Raleich E. Mc Touyou (Seal)  RALEIGH E MCGOUGAN -Borrower  531 SPRINGDALE CIRCLE
Witness PAUL RUBENSTEIN	(Address) PENSACOLA FL 32503 (City, State, Zip Code) ————————————————————————————————————
	(Address)
	(City, State, Zip Code)
STATE OF FLORIDA	
COUNTY OF: ESCAMBIA	
The foregoing instrument was acknowledged before me 20 01 by RALEIGH E MCGOUGAN VALID DRIVERS LICENSE	, who is personally known to me or who has produced as identification and who did (did not) take an oath.  (SEAL)
	My Commission expires:
- au funto	_(Signature of Notary)
PAUL RUBENSTEIN	_(Notary's name - typed or printed)
Notary Public	(Serial number of notary, if any)  [Serial number of notary, if any)
(Space Below This Line I	Reserved For Lender and Recorder)

01-01-00 MTG



Recorded in Public Records 12/09/2015 at 11:36 AM OR Book 7446 Page 1303, Instrument #2015092959, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

When Recorded Return To: Springleaf Financial Services C/O Nationwide Title Clearing, Inc. 2100 Alt. 19 North Palm Harbor, FL 34683

HSBC # 31172400585212A SLFS # 17772501

#### ASSIGNMENT OF MORTGAGE

CONTACT SPRINGLEAF MORTGAGE SERVICES, INC. FOR THIS INSTRUMENT 601 N. SECOND STREET, EVANSVILLE, IN, 47708, TELEPHONE # 812-424-8031, WHICH IS RESPONSIBLE FOR RECEIVING PAYMENTS.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION, WHOSE ADDRESS IS 636 Grand Regency Blvd., Brandon, FL, 33510,(ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to SPRINGCASTLE CREDIT FUNDING TRUST, THROUGH ITS TRUSTEE WILMINGTON TRUST, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 601 N.W. SECOND STREET, EVANSVILLE, IN 47708 (812)424-8031, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage was made by RALEIGH E. MCGOUGAN and recorded in Official Records of the Clerk of the Circuit Court of ESCAMBIA County, Florida, in Book 4725, Page 1195 and Instrument # 2001-854692, upon the property situated in said State and County as more fully described in said Mortgage.

Dated this 08th day of December in the year 2015 HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION, by SPRINGLEAF MORTGAGE SERVICES, INC., its Attorney-in-Fact

KRISTOPHER SANDBERG

VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.



JESSICA BARRERES

WITNESS

FRANCIS DENARDO

WITNESS

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152 SFSAS 393128181 \*C\* -- ASNRE | DOCR T0415122020 [C-1] EFRMFL1





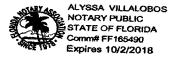
BK: 7446 PG: 1304 Last Page

HSBC # 31172400585212A SLFS # 17772501

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on this 08th day of December in the year 2015, by Kristopher Sandberg as VICE PRESIDENT of SPRINGLEAF MORTGAGE SERVICES, INC. as Attorney-in-Fact for HOUSEHOLD FINANCE CORPORATION III, A DELAWARE CORPORATION, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

ALYSSA VILLALOBOS
COMM EXPIRES: 10/02/2018



Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152 SFSAS 393128181 \*C\* -- ASNRE | DOCR T0415122020 [C-1] EFRMFL1





\*D0014038717\*

Recorded in Public Records 2/14/2019 2:41 PM OR Book 8046 Page 1360, Instrument #2019014082, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

## BEFORE THE CODE ENFORCEMENT AUTHORITY OF THE CITY OF PENSACOLA, FLORIDA

THE CITY OF PENSACOLA,

a Florida municipal corporation,

by its Code Enforcement Office (436-5500)

Petitioner,

vs.

RALEIGH E. MC GOUGAN AND/OR ITZEL NEGRON,

Respondent(s). : Case # <u>18-148</u>

#### **CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on <u>February 20, 2018</u>, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

#### A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at <u>531 Springdale Circle</u>, Pensacola, Escambia County, Florida, legally described as:

#### LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722. TAX ACCT. #043830000.

- 2. The following described condition exists on the property: there are one or more broken windows, a missing back door on this occupied residence and loose rubbish in the back yard and the condition constitutes lack of required maintenance of doors and windows and an unlawful accumulation of rubbish and/or garbage.
- 3. The date this condition was first observed was October 25, 2017; reinspection made on February 20, 2018, confirmed the condition still existed on that date.
  - The respondent(s) received notice by:
     X the posting of a notice on the property and at City Hall for ten (10) days beginning
     certified mail, return receipt requested,

on <u>February 7, 2018</u>, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on <u>February 20, 2018</u>, at which hearing the respondent <u>Itzel Negron did appear and testify</u>.

#### B. <u>CONCLUSIONS</u> OF LAW:

1. The respondent(s) and the property are in violation of Section(s):

1

BK: 8046 PG: 1361

of the Code of the City of Pensacola, Florida.	
of the Florida Building Code.	
of the Standard Housing Code.	
304.13, 304.15 & 308.1 of the International Property Maintenance Co-	de

2.	The City prevailed in prosecuting this case before the Special Magistrate
Judge. If the City has	already incurred costs to date in attempting to abate this violation and has
requested that they be	determined at this time, the Special Magistrate Judge finds the City's costs
to be <u>\$</u>	. [If the City has not as yet requested that its costs to date, if any, be
determined at this tim	e and/or if it later incurs costs to abate this violation, those total costs shall
be administratively en	tered in this blank: _\$]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

#### C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

#### ORDERED that:

- The respondent(s) must correct the violation(s) before March 20, 2018, by (a) repairing and/or replacing each broken window, (b) replacing the missing back door, and (c) completely removing and properly disposing of all loose litter and/or rubbish from the back yard). [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom a City work permit must be pulled beforehand.] Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed.
- 2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, March 20, 2018, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s),: A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).
- 3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

BK: 8046 PG: 1362 Last Page

- 4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.
- 5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, <u>CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING</u> on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).
- 6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.
- 7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on February 22, 2018, at Pensacola, Florida.

(SEAD)

PENSACOLA CODE ENFORCEMENT AUTHORITY

(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.

(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on February 22, 2018, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by and ATTESTED to by:
Joanna Walker
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001
(850) 436-5500
rev. 2/22/18

Signature of Notary and Administrative Officer)

Joanna Walker

(Printed Name of Notary & Admin. Officer)

JOANNA WALKER
MY COMMISSION # GG 100577
EXPIRES: September 2, 2021
Bonded Thru Notery Public Underwriters

Recorded in Public Records 08/04/2008 at 02:33 PM OR Book 6360 Page 1633, Instrument #2008058526, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Director of Finance City of Pensacola, Florida

#### **LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E. 531 Springdale Circle

Lot 23, Block C Springdale

in the total amount of \$210.02 (Two Hundred Ten & 02/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 24th day of July, 2008. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 24th day of July , 20 08.

THE CITY OF PENSACOLA a municipal corporation

THOMAS J. BONFIELD CITY MANAGER

ASSICITY CLERK

STATE OF FLORIDA

**COUNTY OF ESCAMBIA** 

THE FOREGOING INSTRUMENT was acknowledged before me this 37h day of 1/1/4, 2008, by Thomas J. Bonfield, City Manager of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and die/did not take an oath.

NOTARY PUBLIC

TRACEY NEWTON
Commission DD 684667
Expires June 12, 2011
Bonded Thru Troy Fain Insurance 80th-985-7019

Recorded in Public Records 09/28/2016 at 10:05 AM OR Book 7597 Page 1599, Instrument #2016074994, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

#### **LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E 531 Springdale Cir

Lot 23 Block C Springdale

DATED this <u>14th</u> day of <u>September</u>, 20<u>16</u>

THE CITY OF PENSACOLA

a municipal corporation

L. I LA

ERIC W. OLSON CITY ADMINISTRATOR

RECORDED AS RECEIVED

STATE AND LORIDA

COUNTY OF ESCAMBIA

JUENTH WICKINS

THE FOREGOING INSTRUMENT was acknowledged before me this OFT day of SOFT BELL, 2016, by Eric W. Olson City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

NOTARY PUBLIC

ROBYN M. TICE
Commission # FF 018492
Expires June 8, 2017
Bonded They Top Feb Immunos 600-365-7019

Recorded in Public Records 12/28/2016 1:39 PM OR Book 7644 Page 640, Instrument #2016099318, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

#### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E 531 Springdale Cir

Lot 23 Block C Springdale

in the total amount of \$219.00(Two Hundred Nineteen & 00/100)

for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the <u>29th</u> day of <u>September</u>, 20<u>16</u>. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of December, 2016

THE CITY OF PENSACOLA a municipal corporation

BY: ERIC W. OLSON CITY ADMINISTRATOR

ASSICITY CLERK (SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of December, 20/4, by <u>Eric W. Olson</u>, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

BETTY A. ALLEN
Commission # FF 243184
Expires October 20, 2019
Sended Into Troy Fein Industration 900 385-7019

NOTARY BURLIC

Recorded in Public Records 7/18/2017 1:14 PM OR Book 7746 Page 642, Instrument #2017054775, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

#### **LIEN FOR IMPROVEMENTS**

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E 531 Springdale Cir

Lot 23 Block C Springdale

in the total amount of \$219.00(Two Hundred Nineteen & 00/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 14th day of April 20 17. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 7th day of July, 2017

THE CITY OF PENSACOLA a municipal corporation

ERIC W. OLSON CITY ADMINISTRATOR

STATE OF FLORIDA

**COUNTY OF ESCAMBIA** 

THE FOREGOING INSTRUMENT was acknowledged before me this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2011, by \_\_\_\_\_\_\_\_ fric W. Olson , City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

NOTARY PUBLIC

Recorded in Public Records 01/22/2009 at 10:20 AM OR Book 6417 Page 553, Instrument #2009003984, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

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

LVNV FUNDING LLC, ASSIGNEE OF SEARS, TRUE CASE NUMBER: 08-SC-6521 BRH OF CIRCUIT COUR; CAMBIA COUNTY, FL

2009 JAN 16 P 3: (7)

Plaintiff,

COUNTY CIVIL DIVISION FILED & RECORDED

vs.

a corporation,

RALEIGH E MCGOUGAN,

Defendant.

#### **FINAL JUDGMENT**

The Court finding that the Plaintiff and Defendant have entered into a Stipulation and Consent to Judgment, it is:

ADJUDGED that the Plaintiff, LVNV FUNDING LLC ASSIGNEE OF Sears, a corporation, recover from the Defendant, RALEIGH E MCGOUGAN, the principal sum of \$1,518.12, together with prejudgment interest of \$56.90, \$205.00 for costs of this suit and \$200.00 in attorney fees, that shall bear interest at the rate of eight percent (8%) per year, for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at Pensacola, Escambia County, Florida this \_ 16

day o

DIV: V

danadig

Copies to:

Arthur Drew Rubin Attorney for Plaintiff Rubin & Debski, P.A. P.O. Box 47718

Jacksonville, FL 32247

RALEIGH E MCGOUGAN Defendant 531 SPRINGDALE CIR PENSACOLA FL 32503 SSN:

T0803623

Plaintiff's Address (F.S. 55.10): LVNV FUNDING LLC 15 SOUTH MAIN STREET, SUITE 500 GREENEVILLE, SC 29601

County Court Judge

Case: 2008 SC 006521

Dkt: CC1033 Pg#:

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

#### **CERTIFICATE # 01647 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RALEIGH E MCGOUGAN EST OF

C/O RACHEL STRAWBRIDGE 201 E OAK ST

ATMORE, AL 36502

ESTATE OF RALEIGH E. MCGOUGAN

531 SPRINGDALE CIR

PENSACOLA, FL 32503

SPRINGCASTLE CREDIT FUNDING TRUST THROUGH ITS TRUSTEE WILMINGTON TRUST

601 NW SECOND STREET

EVANSVILLE, IN 47708

LVNV FUNDING LLC ASSIGNEE OF SEARS

15 SOUTH MAIN STREET SUITE 500

GREENE VILLE, SC 29601

CITY OF PENSACOLA PO BOX 12910 PENSACOLA FL 32521

WITNESS my official seal this 16th day of November 2023.

STATE OF THE PROPERTY OF THE P

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 January 3, 2024, 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 JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01647, issued the 1st day of June, A.D., 2021 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 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

**SECTION 48, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 043830000 (0124-21)

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

#### RALEIGH E MCGOUGAN EST OF

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 Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 16th day of November 2023.

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.

STATE OUNTY TO STATE OF THE STA

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 January 3, 2024, 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 JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01647, issued the 1st day of June, A.D., 2021 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 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

**SECTION 48, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 043830000 (0124-21)

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

#### RALEIGH E MCGOUGAN EST OF

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 Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 16th day of November 2023.

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:** 

531 SPRINGDALE CIR 32503

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

**Emily Hogg** Deputy Clerk RALEIGH E MCGOUGAN EST OF
[0124-21]
C/O RACHEL STRAWBRIDGE
201 E OAK ST
ATMORE, AL 36502

9171 9690 0935 0129 1333 72

ESTATE OF RALEIGH E. MCGOUGAN
[0124-21]
531 SPRINGDALE CIR
PENSACOLA, FL 32503

9171 9690 0935 0129 1333 65

SPRINGCASTLE CREDIT FUNDING TRUST THROUGH ITS TRUSTEE WILMINGTON TRUST [0124-21] 601 NW SECOND STREET EVANSVILLE, IN 47708

9171 9690 0935 0129 1333 58

LVNV FUNDING LLC ASSIGNEE OF SEARS [0124-21] 15 SOUTH MAIN STREET SUITE 500 GREENE VILLE, SC 29601

9171 9690 0935 0129 1333 41

CITY OF PENSACOLA [0124-21] PO BOX 12910 PENSACOLA FL 32521

9171 9690 0935 0129 1333 34

Contact tamily

#### **Pam Childers**

Clerk of the Circuit Court & Comptroller Official Records 221 Palafox Place, Suite 110
Pensacola, FL 32502

9171 9690 0937 0129 1333 41



LVNV FUNDING LLC ASSIGNEE OF SEARS [0124-21] 15 SOUTH MAIN STREET SUITE 500 GREENE VILLE, SC 29601

MIXIE 9012/93//23

## **Pam Childers**

Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502

erk of the Circuit Court & Comptroller



9171 9690 0935 0129 1333 65

UNI



auadient

ESTATE OF RALEIGH E. MCGOUGAN  $\Xi$ [0124-21] 531 SPRINGDALE CIR PENSACOLA, FL 32503



32502>5833 18884S-803SB

#### **ESCAMBIA COUNTY SHERIFF'S OFFICE** ESCAMBIA COUNTY, FLORIDA

#### NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 24-001664

0124-21

Document Number: ECSO23CIV043017NON

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 01647 2021

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEED

Plaintiff:

**RE: POST PROPERTY** 

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/29/2023 at 9:35 AM and served same at 7:35 AM on 11/30/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , ...

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Service Fee:

\$40.00

Receipt No:

BILL

#### 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 January 3, 2024, 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 JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01647, issued the 1st day of June, A.D., 2021 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 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

**SECTION 48, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 043830000 (0124-21)

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

#### RALEIGH E MCGOUGAN EST OF

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 Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 16th day of November 2023.

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:

531 SPRINGDALE CIR 32503



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



### Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



2023

### REAL ESTATE

TAXES

SCAN TO PAY ONLINE

Notice of Ad Valorem and Non-Ad Valorem Assessments

PROPERTY REFERENCE NUMBER MILLAGE CODE **ESCROW CODE** 4815308100023003 16 04-3830-000

**PROPERTY ADDRESS:** 531 SPRINGDALE CIR **EXEMPTIONS:** 

MCGOUGAN RALEIGH E EST OF C/O RACHEL STRAWBRIDGE 201 E OAK ST ATMORE, AL 36502

PRIOR YEAR(S) TAXES OUTSTANDING

	《发展等点》的《影图及图》	AD VALOREM 1			
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	98,231	0	98,231	649.95
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	114,056	0	114,056	223.78
BY STATE LAW	3.1820	114,056	0	114,056	362.93
PENSACOLA	4.2895	98,231	0	98,231	421.36
WATER MANAGEMENT	0.0234	98,231	0	98,231	2.30
M.S.T.U. LIBRARY	0.3590	98,231	0	98,231	35.26
ESCAMBIA CHILDRENS TRUST	0.4365	98,231	0	98,231	42.88

TOTAL MILLAGE

16.8689

AD VALOREM TAXES \$1,738.46

I EGAL DE	SCRIPTION		NON-A	D VALO	REM ASSESSMENT	S	
		TAXING AUTHOR			RATE		AMOUNT
STATUTE 95.18 LT 23	SESSION CLAIM PER FLA BLK C SPRINGDALE PB 4 I Legal on Tax Roll	CAL CTORANALATER/CITY OF DENICACOLAL					54.40 \$54.40
Pay online	at EscambiaTa	xCollector.com	n				\$1,792.86
Payments m	ust be in U.S. funds draw	n from a U.S. bank		COMBINE	D TAXES AND ASSES	SIVIEIVIS	\$1,792.00
If Paid By Please Pav	Dec 31, 2023 \$1,739.07	Jan 31, 2024 \$1,757.00		29, 2024 7 <b>74.93</b>	Mar 31, 2024 \$1,792.86		

**RETAIN FOR YOUR RECORDS** 

2023 REAL ESTATE TAXES DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER

04-3830-000

PROPERTY ADDRESS

Make checks payable to:

Scott Lunsford, CFC **Escambia County Tax Collector** 

P.O. BOX 1312 PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

531 SPRINGDALE CIR

MCGOUGAN RALEIGH E EST OF C/O RACHEL STRAWBRIDGE 201 E OAK ST ATMORE, AL 36502

PRIOR YEAR(S) TAXES **OUTSTANDING** 

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

PAY ONLY ON	EAMOUNT
AMOUNT IF PAID BY	Dec 31, 2023 1,739.07
AMOUNT IF PAID BY	Jan 31, 2024 1,757.00
AMOUNT IF PAID BY	Feb 29, 2024 1,774.93
AMOUNT IF PAID BY	Mar 31, 2024 1,792.86
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

#### **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

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

#### Cert # 001647 of 2021 Date 1/3/2024 Name SERGEY OTKIDYCHEV

**Cash Summary** 

Cash Deposit	\$3,870.00
Total Check	\$74,114.30
Grand Total	\$77,984.30

Purchase Price (high bid amount)	\$77,400.00	Total Check \$74,114.30
+ adv recording deed	\$10.00	Adv Recording Deed \$10.00
+ adv doc. stamps deed	\$541.80	Adv Doc. Stamps \$541.80
+ Adv Recording For Mailing	\$18.50	
Opening Bid Amount	\$8,364.72	Postage \$28.84
		Researcher Copies \$0.00
- postage	\$28.84	
- Researcher Copies	\$0.00	
		Adv Recording Mail Cert \$18.50
- Homestead Exempt	\$0.00	
	agranda a san an a	Clerk's Prep Fee \$14.00
=Registry of Court	\$8,335.88	Registry of Court \$8,335.88
Purchase Price (high bid)	\$77,400.00	
-Registry of Court	\$8,335.88	Overbid Amount \$69,035.28
-advance recording	\$18.50	
(for mail certificate)		
-postage	\$28.84	
-Researcher Copies	\$0.00	
= Overbid Amount	\$69,035.28	

PAM CHILDERS
Clork of the Circuit Court

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
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 # 2021 TD 001647 Sold Date 1/3/2024

Name SERGEY OTKIDYCHEV

RegistryOfCourtT = TAXDEED	\$8,335.88
overbidamount = TAXDEED	\$69,035.28
PostageT = TD2	\$28.84
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$541.80
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	W VIEW IMAGES
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 001647	
5/19/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/19/2023	TD84	PA INFO	
5/22/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023039093	
5/24/2023	TD84	NOTICE OF TDA	
10/20/2023	TD82	PROPERTY INFORMATION REPORT	
11/29/2023	TD81	CERTIFICATE OF MAILING	
12/8/2023	CHECK (CHECKID 131421) VOIDED:		
12/8/2023	CheckMailed	CHECK PRINTED: CHECK # 900036381 REGISTRY CHECK	
12/20/2023	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
12/20/2023	TD84	SHERIFF'S RETURN OF SERVICE	

#### FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/19/2023 2:39:56 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/19/2023 2:39:57 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/19/2023 2:39:56 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/19/2023 2:39:58 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/19/2023 2:41:17 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

#### RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/22/2023 11:34:40 AM	2023039093	GREEN GULF GROUP CO	456.00	456.00	0.00

			Total	456.00		456.00 0.00
REGISTRY						
CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
12/8/2023 11:27:14 AM		101849557	ESCAMBIA SUN PRESS	605 S OLD CORRY FIEL	200.00	900036381 CLEARED ON 12/8/2023
5/22/2023 11:34:40 AM		101794539	GREEN GULF GROUP CO		320.00	Deposit
Deposited Used		d		Balance		
	320.00		8,400.	00	-8,080.00	

77169

Sorgey Othidycher

\$77,400.00

Deposit \$13,870.00

Sale Date Case ID	Parcel	Bidder	Winning Deposit Bid	Auction Balance	Cierk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Ade
☐ 01/03/2024 2021 TD 001848	o Edit N	ame on Title					(×	\$0.00	\$52 60	\$7,220.00	01848	Dady Junior tiene	1433 SW /
[# 01/03/2024/2021 TD 001647	4		T	YW				\$0.00	\$541.80	\$74,114.30	01647	Sergey hiskolaevich Off	kidy 4432 Dec
2021 TD 001637	4 Na	me on Title	Custom Fields	Style			200	\$0.00	\$65.10	\$8,942,60	01637	Ingram Capital Venture	s in 6012 Wyn
Ø 91/03/2024 <u>2021 TD 001591</u>	4	Case Nu	mber: 2021 T	D 001647				50.00	3184.80	\$25,307.30	01591	Coon Street Inc.	4490 Nort
	1 :	Result D	ate: 01/03/20	24				\$0.00	\$129.50	\$17,747.00	00521	Pradeep M. Parekh	754 bould
	2	T41 1-15-						50 00	\$70.70	\$9,708.20	04673	Shane Willis	2172 W 9
Ø 01/03/2024 <u>2016 TD 003104</u>	1	litle into	rmation:					\$0.00	\$41.30	\$5,688.80	03104	Christine Mae Gonzale	s Ct 6134 Brad
		Name:	Sergey Nikol	aevich Otkio	tychev								
		Address1:	4432 Decatur	dr									
		Address2:											
		City:	Ferndale										
		State:	WA 🕶										
		Zip:	98248										
				Cancel	Upda	te							
						·							
								T. COLOR					∌ →
ф <b>?</b>		-		298 KU P	oce 1	of 1	» (35 ·	<u> </u>					View 1 - 7 of



#### 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 TAX DEED SALE NOTICE in the matter of

DATE - 01-03-2024 - TAX CERTIFICATE #'S 01647

in the CIRCUIT

\_\_\_\_Court

was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, 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 and Santa Rosa Counties, 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.

Will Pa

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnCualifier=A01410D00000181\*FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023 12 21 10:07:31 -06:00'

**PUBLISHER** 

Sworn to and subscribed before me this 21ST day of \_\_\_\_ DECEMBER

**A.D.,** 2023

Heather Tuttle

Digitally signed by Heather Tuttle
DN: e=US, 0=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2023.12.21 10:22:26 -06'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE Notary Public, State of Florida My Comm. Expires June 24, 2024 Commission No. HH4627

Page 1 of 1

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01647, issued the 1st day of June, A.D., 2021 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 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722 SECTION 48, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043830000 (0124-21)

The assessment of the said property under the said certificate issued was in the name of RALEIGH E MCGOUGAN EST OF

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 Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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 (SEAL) By: Emily Hogg Deputy Clerk

oaw-4w-11-30-12-07-14-21-2023

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2024001471 1/9/2024 9:57 AM OFF REC BK: 9088 PG: 1733 Doc Type: COM Recording \$18.50

#### STATE OF FLORIDA **COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 01647 of 2021** 

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RALEIGH E MCGOUGAN EST OF ESTATE OF RALEIGH E. MCGOUGAN C/O RACHEL STRAWBRIDGE

201 E OAK ST

ATMORE, AL 36502

531 SPRINGDALE CIR PENSACOLA, FL 32503

SPRINGCASTLE CREDIT FUNDING TRUST THROUGH ITS TRUSTEE WILMINGTON TRUST LVNV FUNDING LLC ASSIGNEE OF SEARS 601 NW SECOND STREET EVANSVILLE, IN 47708

15 SOUTH MAIN STREET SUITE 500 GREENE VILLE, SC 29601

CITY OF PENSACOLA PO BOX 12910 PENSACOLA FL 32521

WITNESS my official seal this 16th day of November 2023.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk



(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 TAX DEED SALE

NOTICE in the matter of TAX DEED SALE

DATE - 01-03-2024 - TAX CERTIFICATE #'S 01647

in the CIRCUIT Court

was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

Affiant further says that the said Escambia Sun-Press is a Pensacola. (Warrington) newspaper published at 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 and Santa Rosa Counties, 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.

Will Page

Digitally signed by Michael P Driver
DN: ce-US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.12.21 10:07:31 -06'00'

**PUBLISHER** 

Sworn to and subscribed before me this 21ST day of DECEMBER

**A.D.,** 2023

Hather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C0000189CD5793600064AAE, cn=Heather Tuttle
Date: 2023.12.21 10:22:26 -06'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE Notery Public, State of Florida My Comm. Expires June 24, 2024 Commission No. HH4627 NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01647, issued the 1st day of June, A.D., 2021 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 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722 SECTION 48, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043830000 (0124-21)

The assessment of the said property under the said certificate issued was in the name of RALEIGH E MCGOUGAN EST OF

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 Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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 (SEAL) By: Emily Hogg Deputy Clerk

oaw-4w-11-30-12-07-14-21-2023

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2024001472 1/9/2024 9:57 AM OFF REC BK: 9088 PG: 1735 Doc Type: TXD Recording \$10.00 Deed Stamps \$541.80

Tax deed file number 0124-21

Parcel ID number 481S308100023003

## TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 01647 issued on June 1, 2021 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 3rd day of January 2024, the land was offered for sale. It was sold to Sergey Nikolaevich Otkidychev, 4432 Decatur Dr Ferndale WA 98248, 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 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722 SECTION 48, TOWNSHIP 1 S, RANGE 30 W

\*\* Property previously assessed to: RALEIGH E MCGOUGAN EST OF

On 3rd day of January 2024, in Escambia County, Florida, for the sum of (\$77,400.00) SEVENTY SEVEN THOUSAND FOUR HUNDRED

AND 00/100 Dollars, the amount paid as required by law.

Mylinda Johnson

221 Palafox Place, Ste 110

Pensacola, F.

Emily Hogg

221 Palafox Place

Pensacola, FL 32502

Pam Childers,

Clerk of Court and Comptroller Escambia County, Florida

\_, 20<u>24</u>, before me personally appeared

On this day of January, 20 24, before me personally appeared Tan Villous

Clerk of Court and 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

**Emily Hoga** Comm.: HH 373864 Expires: March 15, 2027 Notary Public - State of Florida



## 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

ESTATE OF RALEIGH E. MCGOUGAN 531 SPRINGDALE CIR PENSACOLA, FL 32503

Tax Deed File # 0124-21 Certificate # 01647 of 2021 Account # 043830000

Property legal description:

#### LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

Pursuant to Chapter 197, F.S., the above property was sold at public sale on January 3, 2024, and a surplus of \$67,953.41 (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 9th day of January 2024.

(Falls)

ESCAMBIA COUNTY CLERK OF COURT

By:\_\_\_\_\_

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



## 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

LVNV FUNDING LLC ASSIGNEE OF SEARS 15 SOUTH MAIN STREET SUITE 500 GREENE VILLE, SC 29601

Tax Deed File # 0124-21 Certificate # 01647 of 2021 Account # 043830000

Property legal description:

#### LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

Pursuant to Chapter 197, F.S., the above property was sold at public sale on January 3, 2024, and a surplus of \$67,953.41 (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 9th day of January 2024.

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

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



### 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

RALEIGH E MCGOUGAN EST OF C/O RACHEL STRAWBRIDGE 201 E OAK ST ATMORE, AL 36502

Tax Deed File # 0124-21 Certificate # 01647 of 2021 Account # 043830000

Property legal description:

#### LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

Pursuant to Chapter 197, F.S., the above property was sold at public sale on January 3, 2024, and a surplus of \$67,953.41 (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 9th day of January 2024.

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

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



## 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

SPRINGCASTLE CREDIT FUNDING TRUST THROUGH ITS TRUSTEE WILMINGTON TRUST 601 NW SECOND STREET EVANSVILLE, IN 47708

Tax Deed File # 0124-21 Certificate # 01647 of 2021 Account # 043830000

Property legal description:

#### LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

Pursuant to Chapter 197, F.S., the above property was sold at public sale on January 3, 2024, and a surplus of \$67,953.41 (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 9th day of January 2024.

COUNTY

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

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



### 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

CITY OF PENSACOLA PO BOX 12910 PENSACOLA FL 32521

Tax Deed File # 0124-21 Certificate # 01647 of 2021 Account # 043830000

Property legal description:

#### LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

Pursuant to Chapter 197, F.S., the above property was sold at public sale on January 3, 2024, and a surplus of \$67,953.41 (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 9th day of January 2024.

ESCAMBIA COUNTY GLERK OF GOURT

Deputy Clerk

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



## 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

CITY OF PENSACOLA ATTN CODE ENFORCEMENT CASE #18-148 PO BOX 12910 PENSACOLA FL 32521

Tax Deed File # 0124-21 Certificate # 01647 of 2021 Account # 043830000

Property legal description:

#### LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722

Pursuant to Chapter 197, F.S., the above property was sold at public sale on January 3, 2024, and a surplus of \$67,953.41 (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 9th day of January 2024.

ESCAMBIA COUNTY CLERK OF COURT

Deputy Clerk

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

the second secon	D. Maria Carlos	Υ.	The second secon	Transfer of the second
Tax Cert	2021	TI	D 001647 McGougan ESt	
Property Owner	Raleigh E	_	Mchougan Est	<del>of</del>
			•	
Property Address	531 Sorma	da	Le Car 32503	
The second of th	7 3	<i></i>		
SOLD TO:		T		
SOLD 10.	77.400.00			
Sergey Othidychev	17 100	F	Amt Available to Disburse	\$
30			Aille Available to Disburse	
Disbursed to/for:	Amount: /		Check #	Balance
Recording Fees (from TXD receipt)	\$ 570.30 1			\$
Clerk Registry Fee (fee due clerk tab)	\$1.053.031	F	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25	L		\$
Certificate holder/taxes & app fees	\$6,572,63/	╽		\$
Refund High Bidder unused sheriff fees	\$ 80,00 /	-		\$ 617 000 05
Additional taxes	\$1,757.001	l ŀ		\$ 67, 982.65
Postage final notices	\$ 28.84	<b> </b> -		\$ 1,435.71
CITY CODE	\$ 52912.00	╽├		\$ 14094.39
CITY LIFUS	\$ 991.03	╽├		\$
	\$	╽┟		\$
	\$			\$
	\$	1		\$
	\$			\$
	\$	] [		\$
	\$			\$
	\$			\$
	\$	] [		\$
BALANCE IN TAX DEEDS SHOULD MA	TCH BALANCE IN BENC	НМ. 1 Г	ARK!!!!!!!!!!!	
Poet cale process:		┧┟	Lien Information:	
Post sale process: Tax Deed Results Report to Tax Collecto	r	7	/	
Print Deed/Send to Admin for signature	•	V		
Request check for recording fees/doc sta	mps	V	Chry	Due \$ 231.02
Request check for Clerk Registry fee/fee	due clerk	$\square$	(63100/1633	Paid \$ 239.00
Request check for Tax Collector fee (\$6.2	25 etc)	<b>Y</b>	CHY MEAN /EAC	Due \$ 239.W
Request check for certificate holder refun	d/taxes & app tees	<b>Y</b>	0141	Paid \$ 239,00
Request check for any unused sheriff fee		M	7644 /640	
Print Final notices to all lienholders/owne Request check for postage fees for final I		H	CITY	Due \$ 2.39.00
Determine government liens of record/ ar		H	1146/642	Paid \$ 239.00
Record Tax Deed/Certificate of Mailing	· · · · · · · · · · · · · · · · · · ·		CITY CODE	Due \$52,012 w
Copy of Deed for file and to Tax Collector	r	口	1 80410/1300	Paid \$57.912.**
Min COM	1 (PN)-	1	•	Due \$ Paid \$
Notes: CITY CODE		}		Due \$
I am in i nom	n LiAnce			Paid \$
\ \tag{110}		İ		Due \$
				Paid \$
				Due \$ Paid \$
				ιαιυψ

#### THE CITY OF PENSACOLA

#### P. O. BOX 12910

#### PENSACOLA, FLORIDA 32521-0044

To:

Office of Pam Childers

Attention:

Mylinda Johnson 850-595-4813

Phone:

Email:

Mjohnson@escambiaclerk.com

January 9, 2024

1	1
\$ 210.02	
\$ 219.00	
\$ 219.00	
\$ 219.00	
\$ 80.00	
£ 047.00	
<u> 3 947.02</u>	
1	1
	\$ 210.02 \$ 219.00 \$ 219.00 \$ 219.00 \$ 947.02

Recorded in Public Records 08/04/2008 at 02:33 PM OR Book 6360 Page 1633, Instrument #2008058526, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Director of Finance City of Pensacola, Florida

#### **LIEN FOR IMPROVEMENTS**

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E. 531 Springdale Circle

Lot 23, Block C Springdale

in the total amount of \$210.02 (Two Hundred Ten & 02/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 24th day of July, 20 08. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 24th day of July, 20 08.

THE CITY OF PENSACOLA a municipal corporation

THOMAS J. BONFIELD CITY MANAGER

ASSICITY CLERK

STATE OF FLORIDA

**COUNTY OF ESCAMBIA** 

THE FOREGOING INSTRUMENT was acknowledged before me this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_, 2008, by \_\_Thomas J. Bonfield \_\_, City Manager of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and \_did/did not take an oath.

NOTARY PUBLIC

Recorded in Public Records 09/28/2016 at 10:05 AM OR Book 7597 Page 1599, Instrument #2016074994, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

#### **LIEN FOR IMPROVEMENTS**

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E 531 Springdale Cir

Lot 23 Block C Springdale

in the total amount of \$219.00(Two Hundred Nineteen & 00/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 29th day of <u>June</u>, 2016. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 14th day of September, 2016

THE CITY OF PENSACOLA a municipal corporation

ERIC W. OLSON CITY ADMINISTRATOR

RECORDED AS RECEIVED

LORIDA

COUNTY OF ESCAMBIA

JUENTH WHUKINGS

THE FOREGOING INSTRUMENT was acknowledged before me this 25 day of SCHEMBER, 2016, by Pric W Olson City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

NOTARY PUBLIC

Recorded in Public Records 12/28/2016 1:39 PM OR Book 7644 Page 640, Instrument #2016099318, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

> This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

#### LIEN FOR IMPROVEMENTS

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E 531 Springdale Cir

Lot 23 Block C Springdale

in the total amount of \$219.00(Two Hundred Nineteen & 00/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 29th day of September, 20 16. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 15th day of December, 2016

THE CITY OF PENSACOLA a municipal corporation

ERIC W. OLSON CITY ADMINISTRATOR

ASSICITY CLERK (SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of 2016 by <u>Eric W. Olson</u>, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

BETTY A. ALLEN
Commission # FF 243184
Expires October 20, 2019
ended thry trey Fen Insurana 600 366-7019

NOTARY PUBLIC

Recorded in Public Records 7/18/2017 1:14 PM OR Book 7746 Page 642, Instrument #2017054775, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

> This instrument was prepared by Richard Barker, Jr. Chief Financial Officer City of Pensacola, Florida

#### LIEN FOR IMPROVEMENTS

The CITY OF PENSACOLA, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

MCGOUGAN, RALEIGH E 531 Springdale Cir

Lot 23 Block C Springdale

in the total amount of \$219.00(Two Hundred Nineteen & 00/100) for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the aforementioned property on or about the 14th day of April 20 17. Said lien shall be equal in dignity to all other special assessments for benefits against property within the City.

DATED this 7th day of July, 2017

THE CITY OF PENSACOLA a municipal corporation

ERIC W. OLSON CITY ADMINISTRATOR

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2011, by \_\_\_\_\_\_\_\_ for Olson, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did not take an oath.

Priscilla Cheuf Jackson NOTARY PUBLIC

#### **Mylinda Johnson (COC)**

From: Sabrina Stallworth <sstallworth@cityofpensacola.com>

Sent: Tuesday, January 9, 2024 9:47 AM

To: Mylinda Johnson (COC); Ryan Spikes; Howard Lewis

Subject: Re: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD

001647)

Ok, I have the information for you. From 3/20/18 thru 1/3/2024 = 2115 days @ \$25 a day = \$52, 875 plus filing fee of \$37 making the grand total \$52,912.00

Sabrina Stallworth

Office Assistant

Code Enforcement

Visit us at <a href="http://cityofpensacola.com">http://cityofpensacola.com</a>

2849 N. Palafox St.

Pensacola, FL 32501

Office: (850) 436-5500 Fax: (850) 595-1470

sstallworth@cityofpensacola.com\_



## FLORIDA'S FIRST & FUTURE

From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Sent: Tuesday, January 9, 2024 9:28 AM

To: Sabrina Stallworth <sstallworth@cityofpensacola.com>; Howard Lewis <HLewis@cityofpensacola.com>; Ryan Spikes

<RSpikes@cityofpensacola.com>

Subject: RE: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

Can you tell me what's due through 1/3/2024? That's the sale date and we will apply funds through that date. The new owner will have to take care of the rest.



Mylinda Johnson

Operations Supervisor 850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller

221 Palafox Place Ste 110, Pensacola, FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Sabrina Stallworth <sstallworth@cityofpensacola.com>

Sent: Tuesday, January 9, 2024 9:21 AM

To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>; Howard Lewis <HLewis@cityofpensacola.com>; Ryan

Spikes < RSpikes@cityofpensacola.com>

Subject: Re: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

This property has not been into compliance and the fine is still running.

#### Sabrina Stallworth

Office Assistant

**Code Enforcement** 

Visit us at http://cityofpensacola.com

2849 N. Palafox St.

Pensacola, FL 32501

Office: (850) 436-5500

Fax: (850) 595-1470

sstallworth@cityofpensacola.com



## FLORIDA'S FIRST & FUTURE

From: Mylinda Johnson (COC) < MJOHNSON@escambiaclerk.com >

Sent: Monday, January 8, 2024 3:29 PM

To: Sabrina Stallworth < sstallworth@cityofpensacola.com >

Subject: RE: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

Sounds good.



#### Mylinda Johnson

Operations Supervisor 850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller

221 Palafox Place Ste 110, Pensacola, FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Sabrina Stallworth < sstallworth@cityofpensacola.com >

Sent: Monday, January 8, 2024 3:27 PM

To: Mylinda Johnson (COC) < MJOHNSON@escambiaclerk.com >

Subject: Re: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

Good afternoon, I will work on this for you. I should have it for you by Friday. Is that ok?

#### Sabrina Stallworth

Office Assistant

Code Enforcement

Visit us at http://cityofpensacola.com

2849 N. Palafox St.

Pensacola, FL 32501

Office: (850) 436-5500

Fax: (850) 595-1470

sstallworth@cityofpensacola.com



### FLORIDA'S FIRST & FUTURE

From: Mylinda Johnson (COC) < MJOHNSON@escambiaclerk.com >

Sent: Monday, January 8, 2024 3:03 PM

To: Sabrina Stallworth < <a href="mailto:sstallworth@cityofpensacola.com">sstallworth@cityofpensacola.com</a>>

Cc: COC TaxDeeds < TaxDeeds@escambiaclerk.com >

Subject: [EXTERNAL] Code lien 531 Springdale Case # 18-148 (Tax Deed case 2021 TD 001647)

#### THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hi Sabrina,

Can you please provide a payoff for the lien at 531 Springdale Circle? We have Tax Deed surplus funds to disburse.

#### Thanks, Mylinda



**Mylinda Johnson** Operations Supervisor 850-595-4813 mjohnson@escambiaclerk.com

Office of Pam Childers Escambia County Clerk of the Circuit Court & Comptroller 221 Palafox Place Ste 110, Pensacola, FL 32502 www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

Recorded in Public Records 2/14/2019 2:41 PM OR Book 8046 Page 1360, Instrument #2019014082, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00

BEFORE THE CODE ENFORCEMENT AUTHORITY OF THE CITY OF PENSACOLA, FLORIDA

THE CITY OF PENSACOLA,

a Florida municipal corporation,

by its Code Enforcement Office (436-5500)

Petitioner.

VS.

RALEIGH E. MC GOUGAN AND/OR ITZEL NEGRON,

Respondent(s).

Case # 18-148

#### CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on <u>February 20, 2018</u>, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

#### A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 531 Springdale Circle, Pensacola, Escambia County, Florida, legally described as:

#### LT 23 BLK C SPRINGDALE PB 4 P 18 OR 3591 P 722. TAX ACCT. #043830000.

- 2. The following described condition exists on the property: there are one or more broken windows, a missing back door on this occupied residence and loose rubbish in the back yard and the condition constitutes lack of required maintenance of doors and windows and an unlawful accumulation of rubbish and/or garbage.
- 3. The date this condition was first observed was October 25, 2017; reinspection made on February 20, 2018, confirmed the condition still existed on that date.
  - The respondent(s) received notice by:
     X the posting of a notice on the property and at City Hall for ten (10) days beginning
     certified mail, return receipt requested,

on <u>February 7, 2018</u>, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on <u>February 20, 2018</u>, at which hearing the respondent <u>Itzel Negron did appear and testify</u>.

#### B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):

BK: 8046 PG: 1361

- of the Code of the City of Pensacola, Florida.
- of the Florida Building Code.
- of the Standard Housing Code.

304.13, 304.15 & 308.1 of the International Property Maintenance Code.

2.	The City prevailed in prosecuting this case before the Special Magistrate
Judge. If the City has	already incurred costs to date in attempting to abate this violation and has
requested that they be	determined at this time, the Special Magistrate Judge finds the City's costs
to be \$	. [If the City has not as yet requested that its costs to date, if any, be
determined at this tim	e and/or if it later incurs costs to abate this violation, those total costs shall
	tered in this blank: _\$]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

#### C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

#### ORDERED that:

- The respondent(s) must correct the violation(s) before March 20, 2018, by (a) repairing and/or replacing each broken window, (b) replacing the missing back door, and (c) completely removing and properly disposing of all loose litter and/or rubbish from the back yard). [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom a City work permit must be pulled beforehand.] Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed.
- 2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, March 20, 2018, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s),:

  A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).
- 3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

BK: 8046 PG: 1362 Last Page

- 4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.
- 5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).
- 6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.
- 7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on February 22, 2018, at Pensacola, Florida.

SEADI

PENSACOLA CODE ENFORCEMENT AUTHORITY

(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.

(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on February 2018, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by and ATTESTED to by:
Joanna Walker
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001
(850) 436-5500
rev. 2/22/18

(Signature of Notary and Administrative Officer)

Joanna Walker

(Printed Name of Notary & Admin. Officer)



Official Records

221 Palafox Place, Sufte 110

Pensacola, FL 32502

LERUS CHUDER



202

**20**24 PM 1



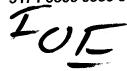
quadient

FIRST-CLASS MAIL

\$007.18 <sup>0</sup> 01/10/2024 ZIP 32502 043M31219251

9992/91/24

9171 9690 0935 0127 1782 45



ALLOS FORDS FROM TAA DE.

LVNV FUNDING LLC ASSIGNEE OF SEARS 15 SOUTH MAIN STREET SUITE 500 GREENE VILLE, SC 29601

Tax Deed File # 0124-21
Certificate # 01647 of 2021

UTF 25681>276925 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

JS POSTAGE



ESTATE OF RALEIGH E. MCGOUGAN 531 SPRINGDALE CIR PENSACOLA, FL 32503

Tax Deed File # 0124-21
Certificate # 01647 of 2021

NIXIE 322 FE 1 9091/27/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UNABLE TO FORWARD

BC: 32502583335 \*2638-00732-10-38

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: Escam 221 Palafox Place, Ste 110, Per	isacola, Florida 32502		
Claimant's Name: Contact Name, if Applicable: Address: Telephone Number: Email Address: I am a (check one): Select ONE: I claim surplus proceed	AAHS OF FIO 260 Crown 04 231 662 AAHSASSISTE Dienholder Titleholds resulting from the above aim and waive any claim I	ex Centre Pr Longue GTTU WHE Amout Com older Sother tax deed sale.	
Type of Lien: ☐ Govern	☐ Mortgage; ☐Court Jud ment lien; ☐ Other	laim is based on a lien against the igment; □Condo/HSA lien;	e sold property.)
Recording Dat Lien Amount:  **Include additional s  2. TITLEHOLDER INFO	ORMATION (Complete if	Page #:	neld on sold property.)
Recording Da	Book #:	Page #:	
Signature of Claimant: Print: Print: Print: STATE OF COUNTY OF The foregoing instrument was acconline notarization, this	any surplus funds due to me DALL COMPTE DY FINANCIA DE LA PROPERTIE DE LA PROP	perty was homestead property: 2 the mailed to:    10   11   12   13   17	ndiro men
Damanally Vacuum OR Bendure	d Identification Tune of h	dentification Produced FLUL	<u>,                                      </u>

## ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

COUNTY: Escambia_TAX DE	24-21 ED No: SALE DAT	E: 1/3/24 SURPLUS	s 14,094.30	9
*				

THIS AGREEMENT, made and entered into on this\_day of December, 2023 between ,Rachel Strawbridge, ("ASSIGNOR"), whose current address is 301 E Oak St, Atmore AL 36502 and AAHS of Florida Trust Dated September 19th 2022, ("ASSIGNEE"), whose address is PO Box 149717 Orlando FL 32814, for and in consideration of the sum of \$15.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

- 1. Assignor acknowledges that he is the owner and or former owner named in the above styled tax deed case, and has not transferred, assigned, or otherwise given up any remainder interest in or to the proceeds / overage of said sale. Assignor has been informed by the assignee (AAHS of Florida Trust Dated September 19th 2022) that Surplus funds in the estimated amount of \$ \frac{14.094.69}{9.094.69}\$ may be due and owing to the assignor; and may be available for disbursement from the clerk of court. Escambia COUNTY, FLORIDA, as the result of the captioned Tax Deed Sale.
- 2. In executing this assignment agreement, Assignor has been informed by the assignee that:
  - 2A. Assignee has the legal right to file a claim for the assignor's interest in the surplus/overage proceeds. Assignor grant, sells, and assigns, fully and non-revocable, to Assignee, AAHS of Florida Trust Dated September 19th, 2022, or assigns, all rights, title and interest in and to all such surplus/overage funds currently held by the registry of the court, as may be due from the above referenced case.
  - 2B Assignor was given the time and had the right an ability to consult with Legal Counsel PRIOR to executing this agreement and was advised to seek their own attorney's advice and has chosen NOT to obtain Legal counsel.
  - 2C Assignee is NOT an attorney nor has given ANY legal advice is NOT licensed to practice law. If any litigation is needed, a licensed attorney will be hired.
- This is a legal binding contract /Agreement signed by both parties. This contract can be assigned by Assignee only.

4. Assignor states that all information is true and	correct under o	ath and under pen	alty of perju	ıry
d well M Strawberdge			STATE (	Alabama of Floriba
Owner/Assignor-Bachel Strawbridge	COUNTY OF	Escambia		

THE FOREGOING instrument was acknowledged before me this day of December 2023, by

ROCHOLL TOWN OF OUR who is personally known to me OR who has produced

STANP

STANP

#### December 27, 2023

Name: Rachel Strawbridge

Address: 531 SPRINGDALE CIR Pensacola, FL, 32503

Phone: (850) 797-9927

Email: Thepublican.david@gmail.com

Re: Recovery of Unclaimed Funds (Florida)

Hi: Rachel

AAHS of Florida Trust Dated September 19th 2022 (the "Company") is pleased to assist you with the recovery of unclaimed funds that potentially belong to you (the "Claim"). This engagement letter (the "Agreement") outlines the scope and terms of our services and your responsibilities.

- Services. The Company agrees to provide the following services in connection with the Claim:
  - 1.1 <u>Identification of Claim.</u> We will perform the necessary research to identify the source and amount of your Claim.
  - 1.2 Recovery and Expenses. Company shall be responsible for "all" expenses and dedicate the labor required to recover your Claim on your behalf, including paying all legal expenses whether or not the claim is recovered.
- Your Responsibilities. In connection with the recovery of the Claim, you agree to the following:
  - 2.1 <u>Authorization</u>. You authorize the Company to act as your exclusive agent for the recovery of the Claim.
  - 2.2 <u>Paperwork.</u> You agree to sign and return all documents required for recovery of the Claim to the Company promptly.
  - 2.3 Cooperation. By signing this agreement, you understand that Company has existing relationships with counsel within the state of your claim and you agree that these attorneys are authorized to represent you within the jurisdiction of the claim, should it be necessary. Additionally, if necessary, you will need to sign an agreement directly with Company's local counsel authorizing them to recover, receive and disburse your funds. As part of local Counsel's agreement with Company, Company agrees to pay all legal fees and costs. You agree to cooperate fully with all reasonable requests in the assistance of obtaining these funds on your behalf, whether the requests come from Company or Local Counsel. AAHS of Florida Trust Dated September 19th 2022, it's employees, Affiliates and all associates and Rachel Strawbridge hereby consent to the recording of all and any communications.

#### 3. Costs and Fees.

- 3.1 Costs. Company shall be responsible for "ALL" costs associated with the recovery of the Claim whether recovered or not.
- 3.2 Success Fee. Upon successful recovery of any funds relating to your Claim, you agree Company is entitled to 50% as our fee. This shall apply whether Company/Attorney receive the check or if Claim receive the check. The party receiving the check shall send the other party their portion of the Claim within five (5) business days of receiving the Claim check and the funds clearing their bank.
- 3.3 Governing Law and Venue. This Agreement is to be governed by and construed in accordance with the laws of the state of Florida applicable to contracts made and without regard to the conflicts of laws principles thereof. Upon breach of this agreement, attorney's fees and costs for bringing a breach of contract action shall be included in the request for damages as a result of said breach.

If the terms of this letter are acceptable to you, please acknowledge by signing below and returning to our attention at the address above.

Very Truly Yours,

Mario Prisciandaro As Manager of AAHS of Florida Trust Dated September 19th 2022 Date: December 27, 2023

Agreed to and Accepted By:

Rockel Strawbridge, Date: Dec 28, 2023

### **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 Account # 0/34 - 2   Certificate # 1/47 of 202   Sale Date: 1/3/2/3/4 Property Address: 53   Spring Cale Cie. Personal Solution of 202   Sale Date: 1/3/2/3/4 Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder. Claimant's Name:
funds on this tax deed sale.  1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)  Type of Lien:
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: Book #: Page #:  Amount of surplus tax deed sale proceeds claimed: \$ 14.094.39  Does the titleholder claim the subject property was homestead property: 10.  3. I request payment of any surplus funds due to me be mailed to: 260 Crown Out Lemme Transaction.
4. I hereby swear or affirm that all of the above information is true and correct.  Signature of Claimant: Print:  Pri

### ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

0/24-21 COUNTY: Escambia\_TAX DEED No: \_\_SALE DATE: 1/3/24 SURPLUS: \$ 14,094.39

THIS AGREEMENT, made and entered into on this _ day of December, 2023 between ,Rachel Strawbridge, ("ASSIGNOR"), whose current address is 301 E Oak St, Atmore AL 36502 and AAHS of Florida Trust Dated September 19th 2022, ("ASSIGNEE"), whose address is PO Box 149717 Orlando FL 32814, for and in consideration of the sum of \$15.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:	
, <b>1.</b>	Assignor acknowledges that he is the owner and or former owner named in the above styled tax deed case, and has not transferred, assigned, or otherwise given up any remainder interest in or to the proceeds / overage of said sale. Assignor has been informed by the assignee (AAHS of Florida Trust Dated September 19th 2022) that Surplus funds in the estimated amount of \$\frac{14.094.89}{14.094.89}\$ may be due and owing to the assignor; and may be available for disbursement from the clerk of court, Escambia COUNTY, FLORIDA, as the result of the captioned Tax Deed Sale.
2.	In executing this assignment agreement, Assignor has been informed by the assignee that:  2A. Assignee has the legal right to file a claim for the assignor's interest in the surplus/overage proceeds. Assignor grant, sells, and assigns, fully and non-revocable, to Assignee, AAHS of Florida Trust Dated September 19th, 2022, or assigns, all rights, title and interest in and to all such surplus/overage funds currently held by the registry of the court, as may be due from the above referenced case.
	2B Assignor was given the time and had the right an ability to consult with Legal Counsel PRIOR to executing this agreement and was advised to seek their own attorney's advice and has chosen NOT to obtain Legal counsel.  2C Assignee is NOT an attorney nor has given ANY legal advice is NOT licensed to practice law. If any litigation is needed, a licensed attorney will be hired.
3.	This is a legal binding contract /Agreement signed by both parties. This contract can be assigned by Assignee only.
·	Assignor states that all information is true and correct under oath and under penalty of perjury  Alabama  STATE OF FLORIDA  COUNTY OF Escambia
POCH STANF	THE FOREGOING instrument was acknowledged before me this day of December 2023, by Wis Wolf Driver as identification  The Foregoing instrument was acknowledged before me this day of December 2023, by who has produced as identification  The Foregoing instrument was acknowledged before me this day of December 2023, by who has produced as identification

#### December 27, 2023

Name: Rachel Strawbridge

Address: 531 SPRINGDALE CIR Pensacola, FL, 32503

Phone: (850) 797-9927

Email: Thepublican.david@gmail.com

Re: Recovery of Unclaimed Funds (Florida)

Hi: Rachel

AAHS of Florida Trust Dated September 19th 2022 (the "Company") is pleased to assist you with the recovery of unclaimed funds that potentially belong to you (the "Claim"). This engagement letter (the "Agreement") outlines the scope and terms of our services and your responsibilities.

- Services. The Company agrees to provide the following services in connection with the Claim:
  - 1.1 <u>Identification of Claim.</u> We will perform the necessary research to identify the source and amount of your Claim.
  - 1.2 Recovery and Expenses. Company shall be responsible for "all" expenses and dedicate the labor required to recover your Claim on your behalf, including paying all legal expenses whether or not the claim is recovered.
- Your Responsibilities. In connection with the recovery of the Claim, you agree to the following:
  - 2.1 <u>Authorization</u>. You authorize the Company to act as your exclusive agent for the recovery of the Claim.
  - 2.2 <u>Paperwork.</u> You agree to sign and return all documents required for recovery of the Claim to the Company promptly.
  - 2.3 Cooperation. By signing this agreement, you understand that Company has existing relationships with counsel within the state of your claim and you agree that these attorneys are authorized to represent you within the jurisdiction of the claim, should it be necessary. Additionally, if necessary, you will need to sign an agreement directly with Company's local counsel authorizing them to recover, receive and disburse your funds. As part of local Counsel's agreement with Company, Company agrees to pay all legal fees and costs. You agree to cooperate fully with all reasonable requests in the assistance of obtaining these funds on your behalf, whether the requests come from Company or Local Counsel. AAHS of Florida Trust Dated September 19th 2022, it's employees, Affiliates and all associates and Rachel Strawbridge hereby consent to the recording of all and any communications.

#### 3. Costs and Fees.

- 3.1 <u>Costs.</u> Company shall be responsible for "ALL" costs associated with the recovery of the Claim whether recovered or not.
- 3.2 Success Fee. Upon successful recovery of any funds relating to your Claim, you agree Company is entitled to 50% as our fee. This shall apply whether Company/Attorney receive the check or if Claim receive the check. The party receiving the check shall send the other party their portion of the Claim within five (5) business days of receiving the Claim check and the funds clearing their bank.
- 3.3 Governing Law and Venue. This Agreement is to be governed by and construed in accordance with the laws of the state of **Florida** applicable to contracts made and without regard to the conflicts of laws principles thereof. Upon breach of this agreement, attorney's fees and costs for bringing a breach of contract action shall be included in the request for damages as a result of said breach.

If the terms of this letter are acceptable to you, please acknowledge by signing below and returning to our attention at the address above.

Very Truly Yours,

Mario Prisciandaro As Manager of AAHS of Florida Trust Dated September 19th 2022 Date: December 27, 2023

Agreed to and Accepted By:
Rachel Stawlands

Seller: Rachel Strawbridge, Date: Dec 28 2023

# PRIORITY® MAIL

use.

· 2023 1/2

: (restrictions apply).\*
and many international destinations.

ion form is required.

g claims exclusions see the

ailability and limitations of coverage.

To schedule free Package Pickup, scan the QR code.



USPS.COM/PICKUP



FROM:





Electronic Rate Approved #038555749



This packaging is the property of the U.S. Postal Service® and is provided solely for use in sending Priority Mail® and Priority Mail International® shipments. This package is not for resale. EP14F @ U.S. Postal Service; October 2023; All rights reserved.

DATE OF AUCTION:

1/3/2024

TAX ACCOUNT NO:

04-3830-000

CERT NO:

2021 TD 001647

FILE NO:

0124-21

PROPERTY ADDRESS:

531 SPRINGDALE CIR 32503

**BALANCE OF SURPLUS:** 

\$14,094.39

DATE OF SURPLUS NOTICE:

JAN 9 2024

OWNERS AT TIME OF AUCTION:

EST OF RALEIGH E MCGOUGAN

DATE OF CLAIM:

APR 11 2024

CLAIMANT:

AAHS OF FLORIDA TRUST

ON BEHALF OF RACHEL STRAWBRIDGE

DATE OF CLAIM:

CLAIMANT:

LIENHOLDERS:

CITY OF PENSACOLA - PAID FROM SURPLUS

HOUSEHOLD FINANCIAL CORP ASSIGNED TO SPRINGDALE CREDIT FUNDING TRUST

120 DAY CLAIM PERIOD:

MAY 2 2024

LIENHOLDER CLAIMS FILED?

NO

NOTES:

4/5/2024 PER NANCY KAUFMAN THEY PLAN TO FILE PROBATE

Thicky Claim WITHCHAM

## **Mylinda Johnson (COC)**

From:

Nancy Kaufman <aahsassistant@gmail.com>

Sent:

Friday, July 26, 2024 1:49 PM

To:

Mylinda Johnson (COC)

Cc:

Emily Hogg (COC)

Subject:

[EXTERNAL]Re: Tax Deed surplus claim - Est of Raleigh McGougan (2021 TD 01647)

WHINDROWN-

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

We decided not to move forward and start probate. So we won't be moving forward with the claim.

Sent from my iPhone

On Jul 26, 2024, at 2:03 PM, Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

Good afternoon,

I will be your contact going forward in regard to the Tax Deed surplus claim for the Estate of Raleigh McGougan (531 Springdale Circle).

The last note in the file from April indicated that a probate case would be filed. I don't see an open case in the court records yet.

Are you still pursuing this claim?

Thanks,

Mylinda

<image001.jpg>

Mylinda Johnson

Operations Supervisor 850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit

Court & Comptroller 221 S. Palafox Street, Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

## **Heather Mahoney (COC)**

From: Nancy Kaufman <aahsassistant@gmail.com>

**Sent:** Friday, April 5, 2024 3:51 PM **To:** Heather Mahoney (COC)

Subject: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Tax deed # 0124-21

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Yes we are.

Thank you,

Nancy Kaufman GM Assistant AAHS Real Estate aahsassistant@gmail.com Direct: 631-662-9774

Office: 407-990-1441

## Confidential

This e-mail and any files transmitted with it are the property of Anthony or its affiliates, are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this e-mail in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited

On Apr 5, 2024, at 4:49 PM, Heather Mahoney (COC) < <u>HMAHONEY@escambiaclerk.com</u>> wrote:

### Good Afternoon.

I've done a quick review of this file. The assignment is signed by Rachel Strawbridge, who I assume is an heir to the former owner Raleigh McGougan? If this is the case, I believe a court order will be necessary to pay any surplus funds. Will you be filing a probate case?

Thanks,

mage001.jpg>

Heather Mahoney

Manager, Official Records

850-595-3937

hmahoney@EscambiaClerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court** 

& Comptroller

221 S. Palafox Street, Pensacola, FL

32502www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Nancy Kaufman < aahsassistant@gmail.com >

Sent: Friday, April 5, 2024 3:31 PM

To: Heather Mahoney (COC) < <a href="https://example.com">HMAHONEY@escambiaclerk.com</a>>

Cc: COC TaxDeeds < TaxDeeds@escambiaclerk.com >
Subject: [EXTERNAL]Re: [EXTERNAL]Tax deed # 0124-21

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Thank you very much.

Thank you,

Nancy Kaufman GM Assistant AAHS Real Estate aahsassistant@gmail.com

Direct: 631-662-9774 Office: 407-990-1441

## Confidential

This e-mail and any files transmitted with it are the property of Anthony or its affiliates, are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this e-mail in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited

On Apr 5, 2024, at 4:22 PM, Heather Mahoney (COC) < <u>HMAHONEY@escambiaclerk.com</u>> wrote:

Received. I will let you know if there are any additional questions.

Thank you,

mage001.jpg>

Heather Mahoney

Manager, Official Records

850-595-3937

hmahoney@EscambiaClerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court** 

& Comptroller

221 S. Palafox Street, Pensacola, FL

32502 <u>www.EscambiaClerk.com</u>

. Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Nancy Kaufman <aahsassistant@gmail.com>

Sent: Friday, April 5, 2024 2:55 PM

**To:** COC TaxDeeds < <u>TaxDeeds@escambiaclerk.com</u>>

Subject: [EXTERNAL] Tax deed # 0124-21

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachment you recognize the sender and know the content is safe.

Good afternoon,

Here is our claim. Please let me know when received.

Thank you,

Nancy Kaufman
GM Assistant
AAHS Real Estate
aahsassistant@gmail.com

Direct: 631-662-9774 Office: 407-990-1441

## Confidential

This e-mail and any files transmitted with it are the property of Anthony or its affiliates, are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this e-mail in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited

## **Heather Mahoney (COC)**

From: Nancy Kaufman <aahsassistant@gmail.com>

**Sent:** Friday, April 5, 2024 2:55 PM

To: COC TaxDeeds

 Subject:
 [EXTERNAL]Tax deed # 0124-21

 Attachments:
 04052024155420\_0001.pdf

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Here is our claim. Please let me know when received.

Thank you,

Nancy Kaufman
GM Assistant
AAHS Real Estate
aahsassistant@gmail.com

Direct: 631-662-9774 Office: 407-990-1441

## Confidential

This e-mail and any files transmitted with it are the property of Anthony or its affiliates, are confidential, and are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this e-mail in error, please notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited

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.

	cambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110	
Tax Deed Account # [] []	Spring Cale Cie. Persucolo FL 32503  ourt must pay all valid liens before distributing surplus funds to a titleholder.
Property Address: 53	Spring cale Cir. Persacola FL 32503
Note: The Clerk of the Co	ourt must pay all valid liens before distributing surplus funds to a titleholder.
Claimant's Name:	141113 OF 1101104 1145T
Contact Name, if Applicab Address:	260 Crown oux centre Pr Languard Fr 32750
Telephone Number:	(e31 · (e62 9774
Email Address:	AAHSASSISTANT & GMCUL. COM
I am a (check one)	Lienholder Titleholder Other
Select ONE:	Zimenolae. A olinei
. /	ceeds resulting from the above tax deed sale.
•	a claim and waive any claim I might have to the surplus
funds on this tax d	· · · · · · · · · · · · · · · · · · ·
<ol> <li>LIENHOLDER IN</li> </ol>	FORMATION (Complete if claim is based on a lien against the sold property.)
Type of Li	en: ☐ Mortgage; ☐Court Judgment; ☐Condo/HSA lien;
	vernment lien;   Other
Describe o	ther:
Recording	ther: Book #: Page #:
Lien Amoi	Int:         Amount Due:           Date:         Book #:         Page #:
Recording	Date: Book #: Page #:
	int: Amount Due:
**Include addition	al sheet if needed: □
2. TITLEHOLDER II	NFORMATION (Complete if claim is based on title formerly held on sold property.)
	Fitle: Deed; Court Judgment; Other, explain below
Nature of	The. I beed, I count sudgment, I office, explain below
Recording	Date: Book #: Page #:
7,000,000,000	
***************************************	
A MARK IN CO. AND	
Amount of	surplus tax deed sale proceeds claimed: \$ 14.094.39
	tleholder claim the subject property was homestead property:
	of any surplus funds due to me be mailed to:
	affirm that all of the above information is true and correct.
4. I hereby swear or	apartit that all of the above information is true and correct.
Signature of Claimant;	
- /1 . 1	Ciandan as Trustre
STATE OF FIORING	
COUNTY OF Seminor	
online notarization, this	acknowledged before me by means of physical presente or by day of Lung 1, 200 by My Thurst 17750 Whole
N N	WICY KAUFHAN I / NEW SEA War Complete
A A MY CO	MASSION # HH 023440
EXPIR	Signature Notary Public Underwriters
Children Britan in	Print Commissioned Name of Notary Public
Personally Known OR Prod	uced Identification Type of Identification Produced FLDL

## ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

	COUNTY: Escambia TAX DEED No:SALE DATE: 1/3/24 SURPLUS: \$_14,094.39
("AS	AGREEMENT, made and entered into on this _ day of December, 2023 between ,Rachel Strawbridge, 651GNOR"), whose current address is 301 E Oak St, Atmore AL 36502 and AAHS of Florida Trust Dated eptember 19th 2022, ("ASSIGNEE"), whose address is PO Box 149717 Orlando FL 32814, for and in deration of the sum of \$15.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:
1.	Assignor acknowledges that he is the owner and or former owner named in the above styled tax deed case, and has not transferred, assigned, or otherwise given up any remainder interest in or to the proceeds / overage of said sale. Assignor has been informed by the assignee (AAHS of Florida Trust Dated September 19th 2022) that Surplus funds in the estimated amount of \$ \( \frac{14.094.09}{0.094} \) may be due and owing to the assignor; and may be available for disbursement from the clerk of court, Escambia COUNTY, FLORIDA, as the result of the captioned Tax Deed Sale.
2.	In executing this assignment agreement, Assignor has been informed by the assignee that:
	2A. Assignee has the legal right to file a claim for the assignor's interest in the surplus/overage proceeds. Assignor grant, sells, and assigns, fully and non-revocable, to Assignee, AAHS of Florida Trust Dated September 19th, 2022, or assigns, all rights, title and interest in and to all such surplus/overage funds currently held by the registry of the court, as may be due from the above referenced case.
	2B Assignor was given the time and had the right an ability to consult with Legal Counsel PRIOR to executing this agreement and was advised to seek their own attorney's advice and has chosen NOT to obtain Legal counsel.
	2C Assignee is NOT an attorney nor has given ANY legal advice is NOT licensed to practice law. If any litigation is needed, a licensed attorney will be hired.
	This is a legal binding contract /Agreement signed by both parties. This contract can be assigned by Assignee only.
4.	Assignor states that all information is true and correct under oath and under penalty of perjury
da	chil M Shartisidge
Owner/	Assignor: Rachel Strawbridge COUNTY OF Escambia
Racinal Extraction	THE FOREGOING instrument was acknowledged before me this day of December 2023, by  WAS TOWN OF OR who is personally known to me OR who has produced  The foregoing instrument was acknowledged before me this day of December 2023, by  What is a side of the foregoing of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged before me this day of December 2023, by  The foregoing instrument was acknowledged by the day of December 2023, by  The foregoing instrument was acknowledged by the day of December 2023, by  The foregoing instrument was acknowledged by the day of December 2023, by  The foregoing instrument was acknowledged by the day of December 2023, by  The foregoing instrument was acknowled
STAND ST	no 12 = con randally of the

### December 27, 2023

Name: Rachel Strawbridge

Address: 531 SPRINGDALE CIR Pensacola, FL, 32503

Phone: (850) 797-9927

Emall: Thepublican.david@gmail.com

Re: Recovery of Unclaimed Funds (Florida)

Hi: Rachel

AAHS of Florida Trust Dated September 19th 2022 (the "Company") is pleased to assist you with the recovery of unclaimed funds that potentially belong to you (the "Claim"). This engagement letter (the "Agreement") outlines the scope and terms of our services and your responsibilities.

- Services. The Company agrees to provide the following services in connection with the Claim:
  - 1.1 <u>Identification of Claim.</u> We will perform the necessary research to identify the source and amount of your Claim.
  - 1.2 <u>Recovery and Expenses.</u> Company shall be responsible for "ail" expenses and dedicate the labor required to recover your Claim on your behalf, including paying all legal expenses whether or not the claim is recovered.
- 2. Your Responsibilities. In connection with the recovery of the Claim, you agree to the following:
  - 2.1 <u>Authorization.</u> You authorize the Company to act as your exclusive agent for the recovery of the Claim.
  - 2.2 <u>Paperwork.</u> You agree to sign and return all documents required for recovery of the Claim to the Company promptly.
  - 2.3 Cooperation. By signing this agreement, you understand that Company has existing relationships with counsel within the state of your claim and you agree that these attorneys are authorized to represent you within the jurisdiction of the claim, should it be necessary. Additionally, if necessary, you will need to sign an agreement directly with Company's local counsel authorizing them to recover, receive and disburse your funds. As part of local Counsel's agreement with Company, Company agrees to pay all legal fees and costs. You agree to cooperate fully with all reasonable requests in the assistance of obtaining these funds on your behalf, whether the requests come from Company or Local Counsel. AAHS of Florida Trust Dated September 19th 2022, it's employees, Affiliates and all associates and Rachel Strawbridge hereby consent to the recording of all and any communications.

### 3. Costs and Fees.

- 3.1 Costs. Company shall be responsible for "ALL" costs associated with the recovery of the Claim whether recovered or not.
- 3.2 Success Fee. Upon successful recovery of any funds relating to your Claim, you agree Company is entitled to 50% as our fee. This shall apply whether Company/Attorney receive the check or if Claim receive the check. The party receiving the check shall send the other party their portion of the Claim within five (5) business days of receiving the Claim check and the funds clearing their bank.
- 3.3 Governing Law and Venue. This Agreement is to be governed by and construed in accordance with the laws of the state of Florida applicable to contracts made and without regard to the conflicts of laws principles thereof. Upon breach of this agreement, attorney's fees and costs for bringing a breach of contract action shall be included in the request for damages as a result of said breach.

If the terms of this letter are acceptable to you, please acknowledge by signing below and returning to our attention at the address above.

Very Truly Yours,

Mario Prisciandaro As Manager of AAHS of Florida Trust Dated September 19th 2022 Date: December 27, 2023

Agreed to and Accepted By:

Carly Atawards

Seller: Rachel Strawbridge, Date: Dec 28, 2023

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.

221 Palafox Place, Ste 110, Pensacola, Florida 32502
Tax Deed Account # Old a Certificate # 147 of 202 Sale Date: / 3/2024  Property Address: 53 Spring Cale Cir. Persago I 32503  Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.  Claimant's Name: Applicable: Address: I am a (check one): Lienholder Titleholder 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:
Amount of surplus tax deed sale proceeds claimed: \$ 14.094.39  Does the titleholder claim the subject property was homestead property: \$\sqrt{2}\$  3. I request payment of any surplus funds due to me be mailed to:  \$\sqrt{2}\$ 1000000000000000000000000000000000000
Personally Known OR Produced Identification Type of Identification Produced FLDL

## **ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS**

0124-21

		COUNTY: Escambia_TAX DEED No:SALE DATE: 1/3/24 SURPLUS: \$ 14,094.39
	("/	S AGREEMENT, made and entered into on this _ day of December, 2023 between ,Rachel Strawbridge, ASSIGNOR"), whose current address is 301 E Oak St, Atmore AL 36502 and AAHS of Florida Trust Dated September 19th 2022, ("ASSIGNEE"), whose address is PO Box 149717 Orlando FL 32814, for and in sideration of the sum of \$15.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:
,	1.	Assignor acknowledges that he is the owner and or former owner named in the above styled tax deed case, and has not transferred, assigned, or otherwise given up any remainder interest in or to the proceeds / overage of said sale. Assignor has been informed by the assignee (AAHS of Florida Trust Dated September 19th 2022) that Surplus funds in the estimated amount of \$ 14.094.09 may be due and owing to the assignor; and may be available for disbursement from the clerk of court, Escambia COUNTY, FLORIDA, as the result of the captioned Tax Deed Sale.
	2,	In executing this assignment agreement, Assignor has been informed by the assignee that:
		2A. Assignee has the legal right to file a claim for the assignor's interest in the surplus/overage proceeds. Assignor grant, sells, and assigns, fully and non-revocable, to Assignee, AAHS of Florida Trust Dated September 19th, 2022, or assigns, all rights, title and interest in and to all such surplus/overage funds currently held by the registry of the court, as may be due from the above referenced case.
		2B Assignor was given the time and had the right an ability to consult with Legal Counsel PRIOR to executing this agreement and was advised to seek their own attorney's advice and has chosen NOT to obtain Legal counsel.
		2C Assignee is NOT an attorney nor has given ANY legal advice is NOT licensed to practice law. If any litigation is needed, a licensed attorney will be hired.
	3.	This is a legal binding contract /Agreement signed by both parties. This contract can be assigned by Assignee only.
	<b>4.</b>	Assignor states that all information is true and correct under oath and under penalty of perjury  Alabama  STATE OF FLORIDA
		Alabama STATE OF FLORIDA  Assignor: Rachel Strawbridge  COUNTY OF Escambia
WARGE THE	STAMP	THE FOREGOING instrument was acknowledged before me this day of December 2023, by Was Work of Mark Mark Mark Mark Mark Mark Mark Mark

## December 27, 2023

Name: Rachel Strawbridge

Address: 531 SPRINGDALE CIR Pensacola, FL, 32503

Phone: (850) 797-9927

Email: Thepublican.david@gmail.com

Re: Recovery of Unclaimed Funds (Florida)

Hi: Rachel

AAHS of Florida Trust Dated September 19th 2022 (the "Company") is pleased to assist you with the recovery of unclaimed funds that potentially belong to you (the "Claim"). This engagement letter (the "Agreement") outlines the scope and terms of our services and your responsibilities.

- Services. The Company agrees to provide the following services in connection with the Claim:
  - 1.1 <u>Identification of Claim</u>. We will perform the necessary research to identify the source and amount of your Claim.
  - 1.2 <u>Recovery and Expenses.</u> Company shall be responsible for "all" expenses and dedicate the labor required to recover your Claim on your behalf, including paying all legal expenses whether or not the claim is recovered.
- 2. Your Responsibilities. In connection with the recovery of the Claim, you agree to the following:
  - 2.1 <u>Authorization</u>. You authorize the Company to act as your exclusive agent for the recovery of the Claim.
  - 2.2 <u>Paperwork.</u> You agree to sign and return all documents required for recovery of the Claim to the Company promptly.
  - 2.3 Cooperation. By signing this agreement, you understand that Company has existing relationships with counsel within the state of your claim and you agree that these attorneys are authorized to represent you within the jurisdiction of the claim, should it be necessary. Additionally, if necessary, you will need to sign an agreement directly with Company's local counsel authorizing them to recover, receive and disburse your funds. As part of local Counsel's agreement with Company, Company agrees to pay all legal fees and costs. You agree to cooperate fully with all reasonable requests in the assistance of obtaining these funds on your behalf, whether the requests come from Company or Local Counsel. AAHS of Florida Trust Dated September 19th 2022, it's employees, Affiliates and all associates and Rachel Strawbridge hereby consent to the recording of all and any communications.

## 3. Costs and Fees.

- 3.1 Costs. Company shall be responsible for "ALL" costs associated with the recovery of the Claim whether recovered or not.
- 3.2 Success Fee. Upon successful recovery of any funds relating to your Claim, you agree Company is entitled to 50% as our fee. This shall apply whether Company/Attorney receive the check or if Claim receive the check. The party receiving the check shall send the other party their portion of the Claim within five (5) business days of receiving the Claim check and the funds clearing their bank.
- 3.3 Governing Law and Venue. This Agreement is to be governed by and construed in accordance with the laws of the state of Florida applicable to contracts made and without regard to the conflicts of laws principles thereof. Upon breach of this agreement, attorney's fees and costs for bringing a breach of contract action shall be included in the request for damages as a result of said breach.

If the terms of this letter are acceptable to you, please acknowledge by signing below and returning to our attention at the address above.

Very Truly Yours.

Mario Prisciandaro As Manager of AAHS of Florida Trust Dated September 19th 2022 Date: December 27, 2023

Agreed to and Accepted By:

Seller: Rachel Strawbridge, Date: Dec 28, 2023

Rockel Strawfunds

# PRIORITY® MAIL

use.

(restrictions apply).\*

and many international destinations.

ion form is required.

g claims exclusions see the

ailability and limitations of coverage.

To schedule free Package Pickup, scan the QR code.



USPS.COM/PICKUP



FROM:



· 2023 1/2 This packaging is the property of the U.S. Postal Service\* and is provided solely for use in sending Priority Mail\* and Priority Mail International\* shipments.

Misuses may be a violation of federal law. This package is not for resale. EP14F © U.S. Postal Service; October 2023; All rights reserved.