APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2300462

To: Tax Collector	of <u>E</u>	SCAMBI.	A COUNT	Υ	, Florida
Į,					
IL					
IL IRA INEVESTME	NTS				
3641 N.52 AVE					
HOLLYWOOD, FL	33021,				
haldala e a			_		

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
06-4315-000	2021/2735		LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature IL IL IRA INEVESTME 3641 N.52 AVE HOLLYWOOD, FL	ENTS	
	Applicant's signature	

04-29-2023 Application Date

Par	rt 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 (Lin	es 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502 F.S.	?(6)(c),	
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)		
Sign I	here: Date of sale Signature, Clerk of Court or Designee	11/01/2023	

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



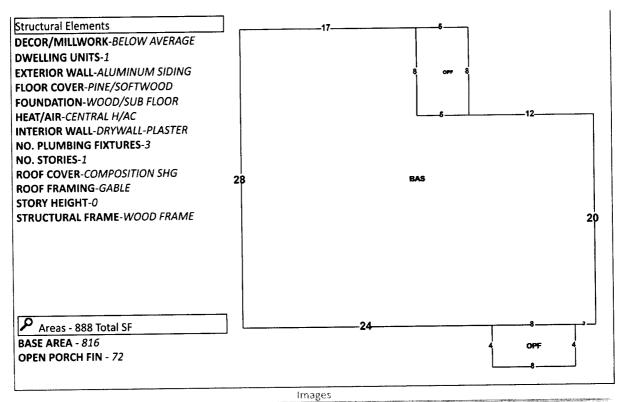
CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

Part 1: Tax Deed Application Information IL **Applicant Name** IL IRA INEVESTMENTS Application date Apr 29, 2023 **Applicant Address** 3641 N.52 AVE HOLLYWOOD, FL 33021 **Property GARCIA MARIO A EST OF** description RIGNEY VELMA J Certificate # 2021 / 2735 3121 W GADSDEN ST PENSACOLA, FL 32505 3121 W GADSDEN ST 06-4315-000 Date certificate issued 06/01/2021 LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139 Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application Column 1 Column 2 Column 3 Column 4 Column 5: Total Certificate Number **Date of Certificate Sale Face Amount of Certificate** Interest (Column 3 + Column 4) # 2021/2735 06/01/2021 259.70 85.70 345.40 →Part 2: Total* 345.40 Part 3: Other Certificates Redeemed by Applicant (Other than County) Column 2 Column 3 Total Column 1 Column 4 Column 5 Date of Other Face Amount of Certificate Number (Column 3 + Column 4 Tax Collector's Fee Interest Certificate Sale Other Certificate + Column 5) # 2022/2947 06/01/2022 676.30 6.25 33.82 716.37 Part 3: Total* 716.37 Part 4: Tax Collector Certified Amounts (Lines 1-7) 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant 1,061.77 (*Total of Parts 2 + 3 above) 2. Delinquent taxes paid by the applicant 0.00 3. Current taxes paid by the applicant 675.11 4. Property information report fee 200.00 5. Tax deed application fee 175.00 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) 0.00 7. Total Paid (Lines 1-6) 2,111.88 I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached. Escambia, Florida Date _ May 5th, 2023 Signature, Tax Collector or Designee

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



5/18/2018 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:05/08/2023 (tc.19498)

Real Estate Search

Tangible Property Search

Sale List

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Account:	0643150		•		2022	\$9,374	\$34,832	\$44,206	\$37,38
Owners:		MARIO A E	ST OF		2021	\$6,562	\$27,425	\$33,987	\$33,98
S WIICI SI		VELMA J			2020	\$6,562	\$25,492	\$32,054	\$30,75
Mail:	3121 W GADSDEN ST PENSACOLA, FL 32505				Disclaimer				
Situs:	3121 W GADSDEN ST 32505 SINGLE FAMILY RESID 🔑								
Use Code:				3		Tax Estima	itor		
Taxing Authority:	COUNT				Fi	le for New	Homestead	Exemption	Online
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Official Reco	rds Inquiry co	ourtesy of P	am Chi	lders	Extra f	eatures	****		
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Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037584 5/11/2023 1:07 PM
OFF REC BK: 8975 PG: 1440 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That IL holder of Tax Certificate No. 02735, 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:

LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064315000 (1123-53)

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

EST OF MARIO A GARCIA and VELMA J RIGNEY

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 November, which is the **1st day of November 2023.**

Dated this 10th 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, TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA



PROPERTY INFORMATION REPORT

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

TAX ACCOUNT #:	06-4315-000	CERTIFICATE #:	2021-2735
REPORT IS LIMITED T	TO THE PERSON(S) EX	HE LIABILITY FOR ERROR PRESSLY IDENTIFIED BY T(S) OF THE PROPERTY INI	NAME IN THE PROPERTY
listing of the owner(s) of tax information and a list encumbrances recorded i title to said land as listed	record of the land descriting and copies of all open in the Official Record Boon page 2 herein. It is the		nt and delinquent ad valorem ges, judgments and ida that appear to encumber the amed above to verify receipt of
and mineral or any subsu	urface rights of any kind of, boundary line disputes,	or nature; easements, restriction	or in subsequent years; oil, gas, ns and covenants of record; ald be disclosed by an accurate
		ity or sufficiency of any docur title, a guarantee of title, or as	ment attached, nor is it to be any other form of guarantee or
Use of the term "Report"	herein refers to the Prop	erty Information Report and th	ne documents attached hereto.

Michael A. Campbell,

Michael a Campbell

As President

Dated: August 2, 2023

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 2, 2023

Tax Account #: 06-4315-000

1. The Grantee(s) of the last deed(s) of record is/are: MARIO A GARCIA AND VELMA J RIGNEY AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

By Virtue of Warranty Deed recorded 9/23/2010 in OR 6638/1202

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR MARIO A GARCIA 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. Lien in favor of Emerald Coast Utilities Authority recorded 11/30/2020 OR 8413/1096
- **4.** Taxes:

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

Tax Account #: 06-4315-000 Assessed Value: \$37,385.00

Exemptions: TOTAL & PERMANENT

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

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

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

PERDIDO TITLE & ABSTRACT, INC.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEAI	RCH FOR TDA
TAX DEED SALE DATE:	NOV 1, 2023
TAX ACCOUNT #:	06-4315-000
CERTIFICATE #:	2021-2735
•	ies having legal interest in or claim against the above-described ax sale certificate is being submitted as proper notification of tax deed
sale. YES NO □ ⊠ Notify City of Pensa	cola, P.O. Box 12910, 32521
	ounty, 190 Governmental Center, 32502
☐ Homestead for <u>202</u>	tax year.
EST OF MARIO A GARCIA	EMERALD COAST UTILITIES AUTHORITY
VELMA J RIGNEY	9255 STURDEVANT ST

3121 W GADSDEN ST **PENSACOLA, FL 32514-0311** PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 2nd day of August, 2023.

PERDIDO TITLE & ABSTRACT, INC.

Michael a Carphell_

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

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

PROPERTY INFORMATION REPORT

August 2, 2023 Tax Account #:06-4315-000

LEGAL DESCRIPTION EXHIBIT "A"

LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139 SECTION 33, TOWNSHIP 2 S, RANGE 30 W TAX ACCOUNT NUMBER 06-4315-000(1123-53)

Recorded in Public Records 09/23/2010 at 08:39 AM OR Book 6638 Page 1202, Instrument #2010062252, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$185.50



Prepared by:

Wilson, Harrell, Farrington, Ford, Fricke, Wilson & Spain, P.A. 13020 Sorrento Road Pensacola, Florida 32507

File Number: 1-45498

General Warranty Deed

Made this September 17, 2010 A.D. By Paul Anthony Flores and Amy Michelle Flores, husband and wife, whose address is: 7412 Dowdy Drive, Pensacola, FL 32506, hereinafter called the grantor, to Mario A. Garcia and Velma J. Rigney, as Joint Tenants with Rights of Survivorship, whose post office address is: 3121 West Gadsen Street, Pensacola, Florida 32505, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Lots 15, 16, and 17, Block 243, McMillan Addition, according to the Plat thereof as recorded in Deed Book 26, Page 147, of the Public Records of Escambia County, Florida.

Parcel ID Number: 33-2S-30-4000-015-243

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, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name | SA-DUIDN |

Witness Printed Name | SA-DUIDN |

Witness Printed Name | Tray paf m

Witness Printed Name | Tray paf m

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 17th day of September, 2010, by Paul Anthony Flores and Amy Michelle Flores, husband and wife, who is/are personally known to me or who has produced the florest identification.

Notary Phile
Print Name:

MY COMMISSION # DD 826713

EXPHRES: December 10, 2012

Bonded Thru Budget Notary Services

My Commission Expires:

DEED Individual Warranty Deed - Legal on Face

BK: 6638 PG: 1203

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 3121 West Gadsen Street

LEGAL ADDRESS OF PROPERTY: 3121 West Gadsen Street, Pensacola, Florida 32505

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

Wilson, Harrell, Farrington & Ford, P.A.

13020 Sorrento Road Pensacola, FL 32507

AS TO SELLER(S):

WITNESSES TO SELLER(S):

Paul Anthony Flores

Amy Michelle Flores

AS TO BUYER(S):

Mario A Garcia

.

Velma I Rigney

This form approved by the

Escambia County Board of County Commissioners

Effective: 4/15/95

WITNESSES TO BUYER(S):

74/ 11/2 T 0-1

Printed Name: Pongue I. STATES

BK: 6638 PG: 1204 Last Page

SEP-16-2010 THU 03:21 PM

ECHD PERMITTING

FAX No. 850 595 6774

P. 002/002

ESCAMBIA COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH DIVISION

1300 WEST GREGORY STREET PENSACOLA, FL 32502

September 16, 2010

Paul A. and Amy Michelle Flores c/o Ron Stafford, Eric Gleaton Realty 102 East Nine Mile Road Pensacola, FL 32534

RE: Two Bedroom

Single Family Residence 3121 West Gadsden Street Pensacola, FL 32505

Parcel ID No: 33-2S-30-4000-015-243

Dear Mr. and Mrs. Flores:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on September 15, 2010. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise was vacant at the time of our inspection and no overflows were observed. Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the system was limited.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

· No structural deficiencies were noted.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- The drainfield was found to be constructed of cradle drain and gravel material, which
 indicates that the system may be at least 25 years old.
- A sewage flow has not been generated for some time; therefore, the functionality of the system could not be determined. No structural deficiencies were apparent at the time of our inspection.

Conclusion:

No action is required at this time. This letter does not imply that the system will perform
optimally for a specific period of time.

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

Phillip L. Davies

Environmental Supervisor I

PLD/cp/er OSTDS # 10-0339

Fax to: Ron Stafford 479-1902, Lisa Durant 497-1350

dory.escambiaclerk.com/LandmarkWeb1.4.6.134/Search/DocumentAndInfoByBookPage?Key=Assessor&booktype=OR&booknumber=6638&pagenu...

Recorded in Public Records 11/30/2020 4:27 PM OR Book 8413 Page 1096, Instrument #2020103409, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Was Prepared By And Is To Be Returned To: PROCESSING, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

Legal Description

Customer: MARIO GARCIA

LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139

Account Number: 280702-8722
Amount of Lien: $$207.85$, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.
Dated: <u>11/16/2020</u>
EMERALD COAST UTILITIES AUTHORITY BY:
STATE OF FLORIDA
COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this $\underline{16TH}$ day of $\underline{NOVEMBER}$, $20 \underline{\ }^{20}$, by CAROL GARDNER of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.
JAMIE D. ROGERS Notary Public - State of Florida Commission # GG 288228 My Comm. Expires Apr 12, 2023 Bonded through National Notary Assn.

STATE OF FLORIDA **COUNTY OF ESCAMBIA**

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02735 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 14, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF MARIO A GARCIA VELMA J RIGNEY 3121 W GADSDEN ST 3121 W GADSDEN ST PENSACOLA, FL 32505 PENSACOLA, FL 32505

> **ECUA** 9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 14th day of September 2023.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

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 November 1, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That IL holder of Tax Certificate No. 02735, 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:

LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064315000 (1123-53)

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

EST OF MARIO A GARCIA and VELMA J RIGNEY

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 November, which is the 1st day of November 2023.

Dated this 18th day of September 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.

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Dated this 18th day of September 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:

3121 W GADSDEN ST 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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 November 1, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That IL holder of Tax Certificate No. 02735, 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:

LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064315000 (1123-53)

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

EST OF MARIO A GARCIA and VELMA J RIGNEY

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 November, which is the 1st day of November 2023.

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Personal Services:

EST OF MARIO A GARCIA 3121 W GADSDEN ST PENSACOLA, FL 32505

COMPTAGE TO STATE OF THE STATE

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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Personal Services:

VELMA J RIGNEY 3121 W GADSDEN ST PENSACOLA, FL 32505

COUNTRO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO23CIV034449NON

Agency Number: 23-010078

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 02735 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: EST OF MARIO A GARCIA AND VELMA J RIGNEY

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/22/2023 at 10:38 AM and served same at 8:14 AM on 9/25/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Ву:

C. DAVIS, CPS

Service Fee: Receipt No: \$40.00 BILL 1173-53

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Post Property:

3121 W GADSDEN ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO23CIV034450NON

Agency Number: 23-010079

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 02735 2021

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

Plaintiff:

RE: EST OF MARIO A GARCIA AND VELMA J RIGNEY

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 9/22/2023 at 10:38 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for VELMA J RIGNEY, Writ was returned to court UNEXECUTED on 10/11/2023 for the following reason:

UNABLE TO MAKE CONTACT WITH SUBJECT AT GIVEN ADDRESS AFTER NUMEROUS ATTEMPTS PRIOR TO SERVE BY DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

> CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

C. DAVIS, CPS

Service Fee: Receipt No:

\$40.00 BILL

Printed By: LCMITCHE

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Personal Services:

VELMA J RIGNEY 3121 W GADSDEN ST PENSACOLA, FL 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Personal Services:

VELMA J RIGNEY 3121 W GADSDEN ST PENSACOLA, FL 32505

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO23CIV034447NON Agency Number: 23-010077

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 02735 2021

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF MARIO A GARCIA AND VELMA J RIGNEY

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

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By:

C. DAVIS, CPS

Service Fee: \$40.00 Receipt No: BILL

Printed By: LCMITCHE

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COMPTAGO TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

TAX DEED SEARCH RESULTS

Гах Deed Clerk File No.: 1123-53	3 Acct + 06	131300	U
Tax Certificate No.: 2021 TD C			Individual
Titleholder: Est of Mario A G Address from certification: 3121 W	oscia Velmas	Rigney	Company
Same as deed? Yes \(\sigma\) No. If no, address			US, . L
Deed OR Book 6638 Page 1202			
Alternate addresses:			
• Address:	• Address:		
Source:	Source:		
	Date Searched	Initials	
Escambia Property Appraiser's records_	10/12/2023	BBH	no new address
Escambia Tax Collector's records	10/12/2023	<u>eb</u> H	no new address
Escambia County's most recent tax roll _	10/12/2023	_ BH	no new address
Escambia Clerk's tax deed records	10/12/2023	DSH	no new address
Florida corporate record's search			no new address
Escambia Official Records search	10/12/2013	EBH	no new address
Escambia court records search	10/12/2023	10811	no new address
Google search	10/12/2023	EBH	new address
Additional notes:		0	
No New address to Cert Mail is Comin	and resending	Keg	nail,

EST OF MARIO A GARCIA [1123-53] 3121 W GADSDEN ST PENSACOLA, FL 32505 VELMA J RIGNEY [1123-53] 3121 W GADSDEN ST PENSACOLA, FL 32505

9171 9690 0935 0128 0736 62

9171 9690 0935 0128 0736 79

ECUA [1123-53] 9255 STURDEVANT ST PENSACOLA, FL 32514

9171 9690 0935 0128 0736 86

EST OF MARIO A GARCIA 1123-53 3121 W GADSDEN ST PENSACOLA FL 32505

- sent reg mail
on 10/13/2023

VELMA J RIGNEY 1123-53 3121 W GADSDEN ST PENSACOLA FL 32505

Velma Johnson Rigney

Age 77 (Mar 1946)

Full Background Report Available 🤚 Ad



Current Address

3121 W Gadsden St Pensacola, FL 32505

Escambia County (Jan 2010 - Oct 2023)

٤.

Phone Numbers

(850) 433-4013 - Landline

Possible Primary Phone

Last reported Sep 2023 Southern Bell Telephone & Telegraph

(850) 473-9760 - Landline

Last reported Feb 2016

Southern Bell Telephone & Telegraph

(850) 457-0649 - Landline Lisc

Last reported Oct 2009 Southern Bell Telephone & Telegraph (850) 458-6207 - Landline

Last reported Nov 2020 Southern Bell Telephone & Telegraph

(850) 455-2476 - Landline

Last reported Dec 2004 Southern Bell Telephone & Telegraph



Also Known As

Velma Johnson Rigney, Velma S Rigney, Rigney Velma

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Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Bankruptcies, Judgments, Liens
- Search Warrants
- Criminal Records Data
- Property Records

View Background Report

Sponsored Links



- Current and Past Contact Info
- Reverse Phone Lookups
- Age
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Complete Background Check



Email Addresses



Current Address Property Details

3121 W Gadsden St

Pensacola, FL 32505

Bedrooms N/A

Bathrooms

Estimated Value

Estimated Equity

\$73,000

\$73,000

9,374

Occupancy Type **Owner Occupied** Ownership Type Corporate

Subdivision

Lot Square Feet

Mcmillan Addition Plat

Square Feet

816

1959

Last Sale Amount

09/17/2010

\$26,500

Land Use Single Family Residential Property Class Residential

Last Sale Date

Year Built

APN

School District

Escambia County School

33-25-30-4000-015-243

District



Previous Addresses

675 Anton Blvd

Costa Mesa, CA 92626

Orange County (Mar 2013 - Jun 2020)

<u>Pensacola</u>

Pensacola, FL 32505

Escambia County (Aug 2013)

7201 Bruner St #11H

Pensacola, FL 32526

Escambia County (Aug 2010)

7201 Bruner St #8H

Pensacola, FL 32526

Escambia County (May 2008 - Jun 2008)

720 Tumbleweed Trl #C

Pensacola, FL 32534

Escambia County (Jun 2008 - Feb 2013)

3121 W Garden St

Pensacola, FL 32505

Escambia County (Apr 2012)

3201 Buner St

Pensacola, FL 32506

Escambia County (May 2010)

Sponsored Links



7

Possible Associates

Mario Angel Garcia

Enrique J Garcia

Born Jul 1955

Enrique Garcia Garcia

Born Jul 1955

<u>James Temoney</u>

Born Nov 1981

Mario A Garcia

Born Nov 1954

Born Jan 1954



Possible Businesses

The Rock Office & Building Cleaning Service LLC 3121 W Gadsden St Pensacola FI 32505-7417



Background Report Sponsored Link

- Arrest Records
- Court Records
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- Property Records

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- Age
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Complete Background Check



FAQ

Where does Velma Johnson Rigney live?

Velma Johnson Rigney's current address is 3121 W Gadsden St Pensacola, FL 32505.

How old is Velma Johnson Rigney?

Velma Johnson Rigney is 77 years old.

What is Velma Johnson Rigney's phone number?

Velma Johnson Rigney's number is (850) 433-4013.

TruePeopleSearch.com is not a Consumer Reporting Agency (CRA) as defined by the Fair Credit Reporting Act (FCRA). This site can't be used for employment, credit or tenant screening, or any related purpose.

Name	Attorney	Detail	Туре	
Defendant				
GARCIA, MARIO ANGEL (10043845	PD. PUBLIC DEFENDER			
		CASE PARTY ADDRESS	g and was to be a second	
A Plaintiff		3121 W GADSDEN ST, PENSACOLA, FL 32505	III II II III III III III II III II III II II II II II II II III II I	(Modified 8/10/2020 4:09:26 PM By COTTO, TRISHA)
STATE OF FLORIDA (2836)	STATE ATTORNEY, DIVISION E	A PARTY ADDRESSES		namenta in the control of the contro
7		3121 W GADSDEN ST, PENSACOLA, FL 32505	DEFAULT	(Modified 5/5/2017 2:47:49 PM By BULLOCK, SYDNEY)
Judge SHACKELFORD, JAN (14289115)				
SHACKELFORD, SAN (14283113)	İ	Б ров	TO STANDARD LINE OF THE LAND	Commence of the Control of the Contr
		1/21/1954		(Modified 8/25/2020 11:27:43 AM By PELEZO, ALICIA)
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	(FL) G620-541-54-021-0		(Modified 8/25/2020 11:27:43 AM By PELEZO, ALICIA)	
		FAMILY ID		
		FAMILY ID	······································	(Modified 8/25/2020 11:27:43 AM By PELEZO, ALICIA)
				a and the state of
		® PARTY PHONE NUMBERS (850) 490-2278 D'SC		ting the second of the second
		(850) 490-2278	DEFAULT	(Modified 5/5/2017 2:44:11 PM By BULLOCK, SYDNEY)
		(850) 322-6972 ND arguer		(Modified 5/5/2017 2:44:11 PM By BULLOCK, SYDNEY)
		CASE EMAIL ADDRESSES	enting to see the second section of the second	(Modified 5/5/2017 2:44:11 PM By BULLOCK, SYDNEY)
		M_G1168@STUDENTS.PENSACOLASTATE.EDU		(Placified 35/2017 2.TH.11 Fri by Boctook, Stoller)
		SATTORNEYS		
		PD, PUBLIC DEFENDER: 190 GOVERNMENTAL CENTER, PENSA		(Added 8/10/2020)
		and the recommendation of the second		
			the control of the co	s telefore region among a men per establishment and the establishm
i		RELATIONSHIPS		
i		Add Palationship (Salact Case Pacts)		



Scott Lunsford, CFC • Escambia County Tax Collector

facebook.com/ECTaxCollector witter.com/escambiatc



2023

REAL ESTATE

SCAN TO PAY ONLINE Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
06-4315-000	06		332S304000015243

PROPERTY ADDRESS: 3121 W GADSDEN ST **EXEMPTIONS:** DISABILITY

GARCIA MARIO A EST OF RIGNEY VELMA J 3121 W GADSDEN ST PENSACOLA, FL 32505

PRIOR YEAR(S) TAXES OUTSTANDING

AD VALOREM TAXES							
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED		
COUNTY	6.6165	41,123	5,000	36,123	239.01		
PUBLIC SCHOOLS							
BY LOCAL BOARD	1.9620	48,410	5,000	43,410	85.17		
BY STATE LAW	3.1820	48,410	5,000	43,410	138.13		
WATER MANAGEMENT	0.0234	41,123	5,000	36,123	0.85		
SHERIFF	0.6850	41,123	5,000	36,123	24.74		
M.S.T.U. LIBRARY	0.3590	41,123	5,000	36,123	12.97		
ESCAMBIA CHILDRENS TRUST	0.4365	41,123	5,000	36,123	15.77		

TOTAL MILLAGE

13.2644

AD VALOREM TAXES

\$516.64

	TOTAL WILLAGE 13:2011			7.0 11.1-41.		
LEGAL DE	SCRIPTION		NON-AD VALOI	REM ASSESSMEN	TS	
		TAXING AUTHORI	TY 3	RATE		AMOUNT
LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139		FP FIRE PROTECTION	N			125.33
			No	ON-AD VALOREM ASSI	ESSMENTS	\$125.33
Pay online	at EscambiaTa ust be in U.S. funds drav	xCollector.com vn from a U.S. bank	COMBINI	ED TAXES AND ASSE	SSMENTS	\$641.97
If Paid By	Nov 30, 2023 \$616.29	Dec 31, 2023 \$622.71	Jan 31, 2024 \$629.13	Feb 29, 2024 \$635.55		1, 2024 1.97

\$622.71 **RETAIN FOR YOUR RECORDS**

\$629.13

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

Make checks payable to:

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

> P.O. BOX 1312 PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

Payments in U.S. funds from a U.S. bank PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2023 616.29
AMOUNT IF PAID BY	Dec 31, 2023 622.71
AMOUNT IF PAID BY	Jan 31, 2024 629.13
AMOUNT IF PAID BY	Feb 29, 2024 635.55
AMOUNT IF PAID BY	Mar 31, 2024

DO NOT FOLD, STAPLE, OR MUTILATE

641.97

ACCOUNT NUMBER

06-4315-000

PROPERTY ADDRESS

3121 W GADSDEN ST

GARCIA MARIO A EST OF RIGNEY VELMA J 3121 W GADSDEN ST PENSACOLA, FL 32505

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 # 002735 of 2021 Date 11/1/2023 Name DAN ELKIN

Cash Summary

Cash Deposit	\$2,635.00
Total Check	\$50,476.40
Grand Total	\$53,111.40

Purchase Price (high bid amount)	\$52,700.00	Total Check \$50,476.40
+ adv recording deed	\$10.00	Adv Recording Deed \$10.00
+ adv doc. stamps deed	\$368.90	Adv Doc. Stamps \$368.90
+ Adv Recording For Mailing	\$18.50	
Opening Bid Amount	\$3,481.68	Postage \$21.63
		Researcher Copies \$0.00
- postage	\$21.63	
- Researcher Copies	\$0.00	
A CONTRACTOR OF THE CONTRACTOR	en e	Adv Recording Mail Cert \$18.50
- Homestead Exempt	\$0.00	
		Clerk's Prep Fee \$14.00
=Registry of Court	\$3,460.05	Registry of Court \$3,460.05
Purchase Price (high bid)	\$52,700.00	
-Registry of Court	\$3,460.05	Overbid Amount \$49,218.32
-advance recording (for mail certificate)	\$18.50	
-postage	\$21.63	
-Researcher Copies	\$0.00	
= Overbid Amount	\$49,218.32	

PAM CHILDERS
Cleck of the Circuit Court

By:
Deputy Clerk

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

PAM CHILDERS

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL 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 002735 Sold Date 11/1/2023 Name DAN ELKIN

RegistryOfCourtT = TAXDEED	\$3,460.05	
overbidamount = TAXDEED	\$49,218.32	
PostageT = TD2	\$21.63	
Researcher Copies = TD6	\$0.00	
prepFee = TD4	\$14.00	
advdocstampsdeed = TAXDEED	\$368.90	
advancerecording = TAXDEED	\$18.50	
AdvRecordingDeedT = TAXDEED	\$10.00	

Date	Docket	Desc	NIEW IMAGES
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 002735	
5/9/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/9/2023	TD84	PA INFO	
5/9/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023035558	
5/12/2023	TD84	TDA NOTICE	
8/23/2023	TD82	PROPERTY INFORMATION REPORT	
9/21/2023	TD81	CERTIFICATE OF MAILING	
9/29/2023	CheckVoided	CHECK (CHECKID 130109) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
9/29/2023	CheckMailed	CHECK PRINTED: CHECK # 900036076 - - REGISTRY CHECK	
10/5/2023	TD84	SHERIFF'S RETURN OF SERVICE	
10/19/2023	TD84	TAX DEED SEARCH RESULTS	
10/27/2023	TD84	2023 TAX BILL	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/9/2023 9:09:27 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/9/2023 9:09:28 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/9/2023 9:09:26 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00

CashierDate	e Type	Tran	sactionID	Transac	ctionNam	e Name	Amount	Status	
REGISTRY	Z						· · · · · · · · · · · · · · · · · · ·	Statistical Control of the Control o	
				Total		456.00	456.00	0.00	
5/9/2023 9:11:43 AM	20230355	58	IL IR	A INVESTME	NTS	456.00	456.00	0.00	
ReceiptDate	ReceiptNu	mber	Rec	eived_fr	om j	payment_amt	applied_a	mt refunded_am	
RECEIPTS									
		Total		456.00	456.00	0.00		0.00	
5/9/2023 9:11:12 AM	TD10	TD10 TAX DEEI APPLICATION		60.00 60.00		0.00		0.00	
5/9/2023 9:09:28 AM	TD7		E AUCTION FEE	59.00	59.00	0.00		0.00	

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
9/29/2023 9:09:48 AM	Check (outgoing)	101831490 ESCAMBIA SUN PRESS		605 S OLD CORRY FIELD RD	200.00	900036076 CLEARED ON 9/29/2023
5/9/2023 9:11:43 AM	Deposit	101790657	IL IRA INVESTMENTS		320.00	Deposit
	Deposite	ed	Used		Ba	lance
320.00			8,200.00	-7,880.00		880.00

74232

Dan Elkin

View 1 - 4 of 4

\$52,700.00

Deposit \$2,635.00

Auction Results Report

* Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale. POPR Certificate Number EΑ Bidder Winning FL Tax Deeds, LLC 111 W. Washington [] 11/01/2023 2021 TD 00273 33283 .00 \$368.90 \$50,476.40 02735 Name on Title Custom Fields 00744 Robert W. Alexand 4874 la Ventana Te 11/01/2023 2021 TD 00074 201S3 11/01/2023 2021 TD 00032 071\$3 Case Number: 2021 TD 002735 00285 570.70 \$9,708.20 11/01/2023 2021 TD 00028 061S3 Result Date: 11/01/2023 Title Information: Name: FL Tax Deeds, LLC Address1: 111 W. Washington Street Address2: Suite 1270 City: Chicago IL v State: 60602 Zip: Cancel Update

-- Page 1 of 1 → >= 1 30 ✔

TOTALS: Items Count: 4 Balance: \$123,595.00 Clerk Fees: \$0.00 Rec Fees: \$170.00 Doc Stamps: \$910.70 Total Due: \$124,675.70

Wednesday, Nov 01, 2023 09:23 AM

φ?



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 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 - 11-01-2023 - TAX CERTIFICATE #'S 02735

in the Court

was published in said newspaper in the issues of

SEPTEMBER 28 & OCTOBER 5, 12, 19, 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.

DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P Date: 2023.10.19 10:46:18 -05'00'

PUBLISHER

Sworn to and subscribed before me this 19TH day of **OCTOBER**

A.D., 2023

Pather Tuttle

Digitally signed by Heather Tuttle Dry :=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle Date: 2023.10.19 10:58:42 -05'00'

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 IL holder of Tax Certificate No. 02735, 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:

LTS 15 16 17 BLK 243 MCMILLAN AD-DITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139 SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064315000 (1123-53)

The assessment of the said property under the said certificate issued was in the name of EST OF MARIO A GARCIA and VELMA J RIGNEY

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 November, which is the 1st day of November 2023.

Dated this 21st day of September 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-09-28-10-05-12-19-2023

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023088990 11/6/2023 3:07 PM
OFF REC BK: 9064 PG: 1773 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02735 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 14, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF MARIO A GARCIA VELMA J RIGNEY
3121 W GADSDEN ST
PENSACOLA, FL 32505 PENSACOLA, FL 32505

ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 14th day of September 2023.

COUNTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk



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 - 11-01-2023 - TAX CERTIFICATE #'S 02735

in the Court

was published in said newspaper in the issues of

SEPTEMBER 28 & OCTOBER 5, 12, 19, 2023

Affiant further says that the said Escambia Sun-Press is a Pensacola, said (Warrington) published at newspaper 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: c=US, o=The Escanbia Sun Press LLC, dnCualifier=A01410D00000181FD1A68F30006C09B, on=Michael P Driver Date: 2023.10.19 10:46:16 -05'00'

PUBLISHER

Sworn to and subscribed before me this 19TH day of OCTOBER

A.D., 2023

Heather Tuttle

Digitally signed by Heather Tuttle DN: evIS, o=The Escambia Sun Press LLC, dnQualifier=0.01410C00001890CD5793600064AAE, cn=Heather Tuttle Date: 2023.10.19 10:58:42 -05'00'

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 IL holder of Tax Certificate No. 02735, 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:

LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139 SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064315000 (1123-53)

The assessment of the said property under the said certificate issued was in the name of EST OF MARIO A GARCIA and VELMA J RIGNEY

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 November, which is the 1st day of November 2023.

Dated this 21st day of September 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-09-28-10-05-12-19-2023

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023088991 11/6/2023 3:07 PM
OFF REC BK: 9064 PG: 1775 Doc Type: TXD
Recording \$10.00 Deed Stamps \$368.90

Tax deed file number 1123-53

Parcel ID number 332S304000015243

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 02735 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 1st day of November 2023, the land was offered for sale. It was sold to FL Tax Deeds, LLC, 111 W. Washington Street Suite 1270 Chicago IL 60602, 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: LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139 SECTION 33, TOWNSHIP 2 S, RANGE 30 W

** Property previously assessed to: EST OF MARIO A GARCIA, VELMA J RIGNEY

On 1st day of November 2023, in Escambia County, Florida, for the sum of (\$52,700.00) FIFTY TWO THOUSAND SEVEN HUNDRED

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

Pam Childers,

Clerk of Court and Comptroller Escambia County, Florida

S COUNTY TO

On this day of Northe 20 23, before me personally appeared Tan Children 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 Hogg 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

VELMA J RIGNEY 3121 W GADSDEN ST PENSACOLA, FL 32505

Tax Deed File # 1123-53 Certificate # 02735 of 2021 Account # 064315000

Property legal description:

LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **November 1, 2023**, and a surplus of \$48,448.13 (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 8th day of November 2023.

ESCAMBIA COUNTY CLARK OF COUNTY

By:

Deputy Clerk

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

9171 9690 0935 0127 1836 69



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

EST OF MARIO A GARCIA 3121 W GADSDEN ST PENSACOLA, FL 32505

Tax Deed File # 1123-53 Certificate # 02735 of 2021 Account # 064315000

Property legal description:

LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139

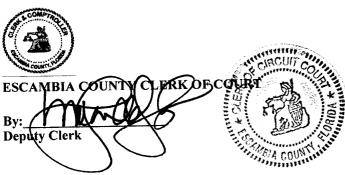
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Dated this 8th day of November 2023.



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

ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

Tax Deed File # 1123-53 Certificate # 02735 of 2021 Account # 064315000

Property legal description:

LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139

Pursuant to Chapter 197, F.S., the above property was sold at public sale on November 1, 2023, and a surplus of \$48,448.13 (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 8th day of November 2023.

LERK OF COURT

Deputy Cle

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

		100		
Tax Cert	2021 7		02735	
Property Owner	Est of Mari	7	A Gaccia	
Toperty Owner		<u>U</u>	1 0:000	
	Velma		J Rigney	
Property Address	3121 W G	α	18dox 84. 32.	505
SOLD TO:	(10, 00)			
10 x1/10 \$ 52	700.00			
Dan Elkin \$ 52,		ı	Amt Available to Disburs	· · · · · · · · · · · · · · · · · · ·
			Ant Available to Disburs	
Disbursed to/for:	Amount:	and the second	Check #	Balance
Recording Fees (from TXD receipt)	\$ 397.40 1			\$
Clerk Registry Fee (fee due clerk tab)	\$ 155.17	Ī	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25			\$
Certificate holder/taxes & app fees	\$2837.51			\$
Refund High Bidder unused sheriff fees	\$ Ø			\$
Additional taxes	\$ 616.291			\$ 48,462,55
Postage final notices	\$ 14.42	ļ		\$ 48,448.13
ECUC	\$ 346,03			\$ 48,102.10
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BALANCE IN TAX DEEDS SHOULD MA	TCH BALANCE IN BENC	ΗМ	IARK!!!!!!!!!!!!	
Post sale process:			Lien Information:	
Tax Deed Results Report to Tax Collecto	r	\vdash		
Print Deed/Send to Admin for signature	mne	Y	1000	Due \$ 20 (0.03
Request check for recording fees/doc sta Request check for Clerk Registry fee/fee		ř	Ecua 8413/1091	Due \$ 34 6.03 Paid \$ 34 6.05
Request check for Tax Collector fee (\$6.2		V	0.07.0	Due \$
Request check for certificate holder refun		V		Paid \$
Request check for any unused sheriff fee	s to high bidder			Due \$
Print Final notices to all lienholders/owne				Paid \$
Request check for postage fees for final i		<u> </u>		Due \$ Paid \$
Determine government liens of record/ ar	nounts due	7	/	Due \$
Record Tax Deed/Certificate of Mailing Copy of Deed for file and to Tax Collecto	r	ř	Y	Paid \$
Copy of Deed for the and to Tax Collecto		_		Due \$
Notes:				Paid \$
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UT47	0101] A	EMERALD COAST UTILITIEs	S AUTHORITY ned Inquiry	11/07/23 15:29:42
Loca Cycl Init Term	tion ID: e/route . iation dat ination da	280702 8722 : te :	Name: GARCIA MARIO Addr: 3121 W GADSDEN 50 48 Amount due 9/16/10 Pending . 9/18/20 Customer/lo	ST 	RS .00 .00
		press Ent	er.		
	Display Trn	Trn/Due Date	Description Bill Comment	Trn/Prv Refere Amount Date/N	nce Running um Balance
Opt -	Type WA ADJ SN ADJ	10/04/21 10/04/21	WRITE OFF-WATER WRITE OFF-SANITATION	94.35- 9/30/ 69.25- 9/30/	21 .00 21 94.35
_	RC ADJ FU ADJ	10/04/21 10/04/21	WRITE OFF-RECONNECT WRITE OFF-CAPITAL FU	32.25- 9/30/ 4.50- 9/30/	21 195.85
_	CI ADJ EZ REVP	10/04/21 10/07/20	WRITE OFF-CAPITAL IM WADEE 100720	7.50- 9/30/ 293.85 10/01/	20 207.85
	NZ REVP RC ADJ	10/07/20 10/05/20	WADEE 100720 DELINQUENT PROC. FEE	32.25 10/05/ 32.25 10/01/	20 118.25-
- F3=E F10=		_	ustments F7=Pending F11=Payment		More T9=Print history T24=More keys

Mylinda Johnson (COC)

Cassandra Strickland <cassandra.strickland@ecua.fl.gov> From:

Tuesday, November 7, 2023 3:30 PM Sent:

Mylinda Johnson (COC) To:

COC TaxDeeds Cc:

<code>[EXTERNAL]RE:</code> ECUA LIEN - payoff request ($\,$ Mario Garcia / 3121 W Gadsden St) Tax Subject:

Deed case 2021 TD 02735

3121 W GADSDEN ST.pdf Attachments:

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.

Hello,

Termination Date	9/18/2020			
Date Debt Paid	11/15/2023			
Final Bill and or Write off Amount	\$207.85			
Number of Days*	1153			
Interest %*	18.00%			
Daily Rate of Interest*	\$0.1025			
Total Interest*	\$118.18			
Total Amount Due*	\$326.03			
Balance	\$207.85			
Interest	\$118.18			
Recording Fee	\$20.00			
Total	\$346.03			
Daily Interest	\$0.10			

Thank you, Cassandra Strickland

Phone: (850) 969-6582 I Fax: (850) 969-1759 I



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

Sent: Tuesday, November 7, 2023 3:24 PM

To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>

Cc: COC TaxDeeds <TaxDeeds@escambiaclerk.com>

Subject: ECUA LIEN - payoff request (Mario Garcia / 3121 W Gadsden St) Tax Deed case 2021 TD 02735

**WARNING:

DO NOT CLICK links or attachments from unknown senders

Good afternoon,

Can you please provide a payoff for account 280702-8722, Mario Garcia? We have Tax Deed surplus funds to disburse.

Thanks!

Recorded in Public Records 11/30/2020 4:27 PM OR Book 8413 Page 10%, Instrument #2020103409, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording 510.00

> This Instrument Was Prepared By And Is To Be Returned To: PROCESSING Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

NOTICE OF LIEN



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STATE OF FLORIDA COUNTY OF ESCAMBIA

Customer: MARIO GARCIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a filen against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

Legal Description LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139

Account Number: 280/02-8/22
Amount of Lien: \$207.85 , together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of its pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.
Dated: 11/16/2020
EMERATO COAST UTILITIES AUTHORITY BY: UNIVERSAL
STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 16TH day of HOVENNER , 20 M , by CAROL GARDNER of the Emerald
Coast Utilities Authority, who is personally known to me and who did not take an eath.
HATER ROCESS Nocary Public - State of Florida
Heavy Addr. Safe of Florida Commission of the indicate Commission of the indicate According to the indicate According to the indicate According to the indicate indicate According to the indicate



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.

Clerk of the Circuit Court & Comptroller Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502



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VELMA J RIGNEY [1123-53] 3121 W GADSDEN ST PENSACOLA, FL 32505

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Clerk of the Circuit Court & Comptroller Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502



EST OF MARIO A GARCIA [1123-53] 3121 W GADSDEN ST PENSACOLA, FL 32505

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0010/22/23

Clerk of the Circuit Court & Comptro Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502



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VELMA J RIGNEY 3121 W GADSDEN ST PENSACOLA, FL 32505

Tax Deed File # 1123-53 Certificate # 02735 of 2021 Account # 064315000

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



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EST OF MARIO A GARCIA 3121 W GADSDEN ST PENSACOLA, FL 32505 Tax Deed File # 1123-53 Certificate # 02735 of 2021 Account # 06/315000