



# 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

1123.53

<b>Part 1: Tax Deed Application Information</b>					
Applicant Name Applicant Address	IL IL IRA INVESTMENTS 3641 N.52 AVE HOLLYWOOD, FL 33021		Application date	Apr 29, 2023	
Property description	GARCIA MARIO A EST OF RIGNEY VELMA J 3121 W GADSDEN ST PENSACOLA, FL 32505 3121 W GADSDEN ST 06-4315-000 LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139		Certificate #	2021 / 2735	
			Date certificate issued	06/01/2021	
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2021/2735	06/01/2021	259.70	85.70	345.40	
<b>→Part 2: Total*</b>					345.40
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2022/2947	06/01/2022	676.30	6.25	33.82	716.37
<b>Part 3: Total*</b>					716.37
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)					1,061.77
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. <b>Total Paid (Lines 1-6)</b>					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.					
Sign here:	<u>Candice Leeks</u>		Escambia, Florida		
	Signature, Tax Collector or Designee		Date <u>May 5th, 2023</u>		

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

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

**INSTRUCTIONS**

+ 6.25

**Tax Collector (complete Parts 1-4)**

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

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

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

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

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

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

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

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

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

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

**Clerk of Court (complete Part 5)**

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

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

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300462

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

IL

IL IRA INVESTMENTS  
3641 N.52 AVE  
HOLLYWOOD, FL 33021,

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	06-01-2021	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 on file

IL

IL IRA INVESTMENTS  
3641 N.52 AVE  
HOLLYWOOD, FL 33021

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

04-29-2023  
Application Date



# Chris Jones Escambia County Property Appraiser

## Real Estate Search

## Tangible Property Search

## Sale List

← Nav. Mode  Account  Parcel ID →

[Printer Friendly Version](#)

**General Information**

**Parcel ID:** 332S304000015243

**Account:** 064315000

**Owners:** GARCIA MARIO A EST OF  
RIGNEY VELMA J

**Mail:** 3121 W GADSDEN ST  
PENSACOLA, FL 32505

**Situs:** 3121 W GADSDEN ST 32505

**Use Code:** SINGLE FAMILY RESID 

**Taxing Authority:** COUNTY MSTU

**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
Escambia County Tax Collector

Assessments				
Year	Land	Imprv	Total	Cap Val
2022	\$9,374	\$34,832	\$44,206	\$37,385
2021	\$6,562	\$27,425	\$33,987	\$33,987
2020	\$6,562	\$25,492	\$32,054	\$30,757

## Disclaimer

## **Tax Estimator**

## File for New Homestead Exemption Online

Sales Data						Official Records (New Window)
Sale Date	Book	Page	Value	Type		
09/17/2010	6638	1202	\$26,500	WD		
03/2004	5360	172	\$100	QC		
01/1968	421	280	\$100	WD		

2022 Certified Roll Exemptions
<b>TOTAL &amp; PERMANENT</b>
<b>Legal Description</b>
LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139
<b>Extra Features</b>
<b>METAL BUILDING</b>

**Parcel Information**

[Launch Interactive Map](#)

Section  
Map Id:  
CA139

Approx.  
Acreage:  
0.2152

Zoned:  MDR

Evacuation  
& Flood  
Information  
[Open  
Report](#)

 62.83

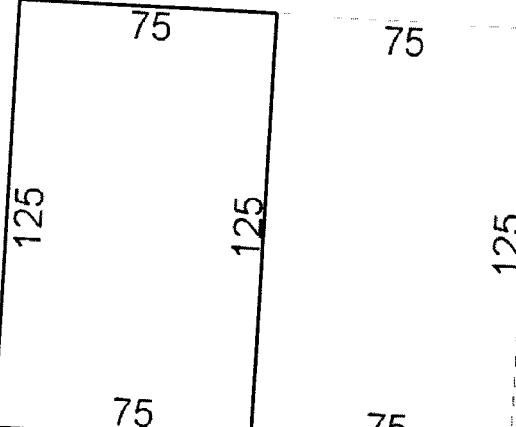
 80

77.5

60.91

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

Buildings



Address: 3121 W GADSDEN ST, Year Built: 1959, Effective Year: 1959, PA Building ID#: 81637

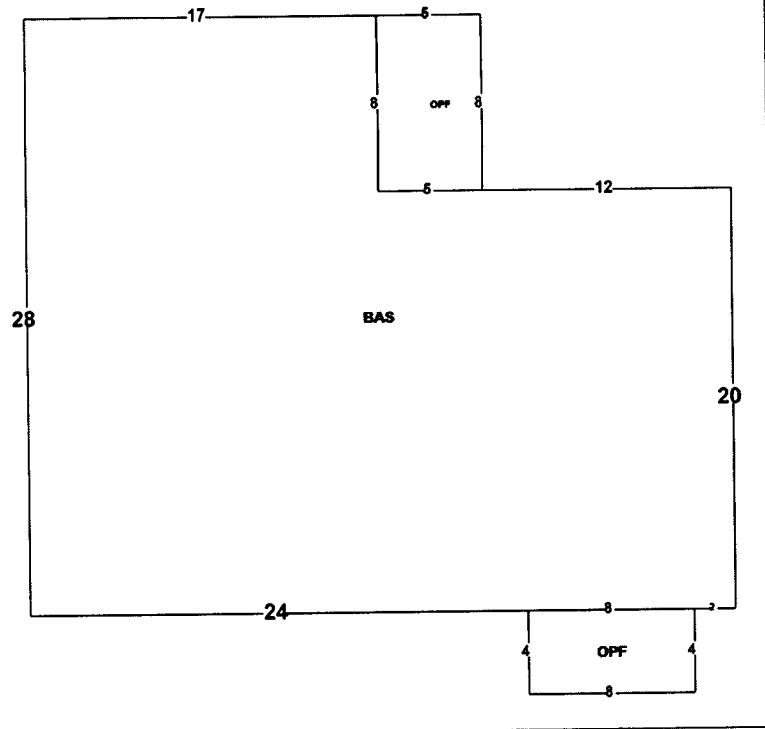
## Structural Elements

**DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-ALUMINUM SIDING  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME**

### Areas - 888 Total SF

**BASE AREA - 816**

## **OPEN PORCH FIN - 72**



## Images



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)

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 I, 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

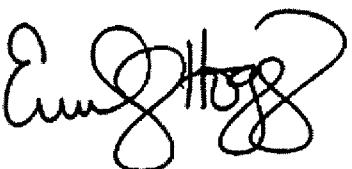
**EST OF MARIO A GARCIA and VELMA J RIGNEY**

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.

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



By:  
Emily Hogg  
Deputy Clerk



## PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-4315-000 CERTIFICATE #: 2021-2735

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

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

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

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

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

Period Searched: August 1, 2003 to and including August 1, 2023 Abstractor: Alicia Hahn

BY

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 SEARCH FOR TDA**

**TAX DEED SALE DATE:** NOV 1, 2023

**TAX ACCOUNT #:** 06-4315-000

**CERTIFICATE #:** 2021-2735

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.

**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 2<sup>nd</sup> day of August, 2023.

**PERDIDO TITLE & ABSTRACT, INC.**

*Michael A. Campbell*

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

07  
 F550  
 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

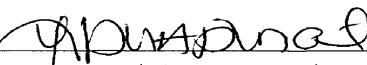
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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 LISA A. DURANT

  
 Witness Printed Name Tracy A. Rigney

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 DRIVERS LICENSE identification.



LISA A. DURANT  
 MY COMMISSION # DD 826713  
 EXPIRES: December 10, 2012  
 Bonded Thru Budget Notary Services

Notary Public  
 Print Name: Tracy A. Rigney  
 My Commission Expires: December 10, 2012

DEED Individual Warranty Deed - Legal on Face

**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 (  ) 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  
Paul Anthony Flores

Tracy Rigney  
Printed Name: Tracy Rigney  
Amy Michelle Flores  
Printed Name: Amy Michelle Flores  
LISA A. KLEIN

AS TO BUYER(S):

WITNESSES TO BUYER(S):

Mario A. Garcia  
Mario A. Garcia

Tracy Rigney  
Printed Name: Tracy Rigney

Velma J. Rigney  
Velma J. Rigney

Ronald J. Starkey  
Printed Name: RONALD J. STARKEY

This form approved by the  
Escambia County Board  
of County Commissioners  
Effective: 4/15/95

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,

A handwritten signature in black ink, appearing to read "PLD".

Phillip L. Davies  
 Environmental Supervisor I

PLD/cp/er  
 OSTDS # 10-0339  
 Fax to: Ron Stafford 479-1902, Lisa Durant 497-1350

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 UTILITIES 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

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

Customer: MARIO GARCIA

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.

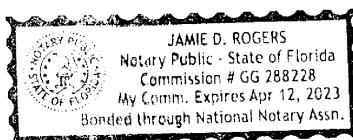
Dated: 11/16/2020

EMERALD COAST UTILITIES AUTHORITY

BY:

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16TH day of NOVEMBER, 2020, 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

RWK:ls  
 Revised 05/31/11

**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:  
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 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

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**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.

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



By:  
Emily Hogg  
Deputy Clerk

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**Post Property:**

3121 W GADSDEN ST 32505



**PAM CHILDERS**

CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
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### Personal Services:

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

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



By:  
Emily Hogg  
Deputy Clerk

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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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1123- 53

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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

By:

 927

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

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**Post Property:**

3121 W GADSDEN ST 32505



**PAM CHILDERS**

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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

Document Number: ECSO23CIV034450NON

Agency Number: 23-010079

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02735 2021

**Attorney/Agent:**

PAM CHILDEERS  
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

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

*C. Davis* 927

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

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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



By:  
Emily Hogg  
Deputy Clerk



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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**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

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CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

C Davis 927

C. DAVIS, CPS

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CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



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PENSACOLA, FL 32505

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



By:  
Emily Hogg  
Deputy Clerk

## TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 1123-53 Acct # 064315000

Tax Certificate No.: 2021 TD 02735

Individual

Titleholder: Est of Mario A Garcia, Velma J Rigney

Company

Address from certification: 3121 W Gadsden St, Pensacola, FL 32505

Same as deed?  Yes  No. If no, address(es) on deed: \_\_\_\_\_

Deed OR Book 6638 Page 1202

Alternate addresses:

• Address: \_\_\_\_\_

• Address: \_\_\_\_\_

Source: \_\_\_\_\_

Source: \_\_\_\_\_

	Date Searched	Initials	
Escambia Property Appraiser's records	<u>10/12/2023</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records	<u>10/12/2023</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll	<u>10/12/2023</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia Clerk's tax deed records	<u>10/12/2023</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Florida corporate record's search			<input type="checkbox"/> no new address
Escambia Official Records search	<u>10/12/2023</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Escambia court records search	<u>10/12/2023</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address
Google search	<u>10/12/2023</u>	<u>EBH</u>	<input checked="" type="checkbox"/> no new address

Additional notes:

No new address found resending Reg mail,  
Cert mail is coming back.

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

7 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)



### Phone Numbers

(850) 433-4013 - Landline *disc*

#### Possible Primary Phone

Last reported Sep 2023

Southern Bell Telephone & Telegraph

(850) 473-9760 - Landline *disc*

Last reported Feb 2016

Southern Bell Telephone & Telegraph

(850) 457-0649 - Landline *disc*

Last reported Oct 2009

Southern Bell Telephone & Telegraph

(850) 458-6207 - Landline *disc*

Last reported Nov 2020

Southern Bell Telephone & Telegraph

(850) 455-2476 - Landline *disc*

Last reported Dec 2004

Southern Bell Telephone & Telegraph



### Also Known As

Velma Johnson Rigney, Velma S Rigney, Rigney Velma



### Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Bankruptcies, Judgments, Liens
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- Age
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Complete Background Check

[View Background Report](#)

### Sponsored Links



### Email Addresses

v.r6328@gmail.com



## Current Address Property Details

### 3121 W Gadsden St

Pensacola, FL 32505

Bedrooms <b>N/A</b>	Bathrooms <b>1</b>	Square Feet <b>816</b>	Year Built <b>1959</b>
Estimated Value <b>\$73,000</b>	Estimated Equity <b>\$73,000</b>	Last Sale Amount <b>\$26,500</b>	Last Sale Date <b>09/17/2010</b>
Occupancy Type <b>Owner Occupied</b>	Ownership Type <b>Corporate</b>	Land Use <b>Single Family Residential</b>	Property Class <b>Residential</b>
Subdivision <b>Mcmillan Addition Plat</b>	Lot Square Feet <b>9,374</b>	APN <b>33-25-30-4000-015-243</b>	School District <b>Escambia County School District</b>



## Previous Addresses

### 675 Anton Blvd

Costa Mesa, CA 92626

Orange County  
(Mar 2013 - Jun 2020)

### Pensacola

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

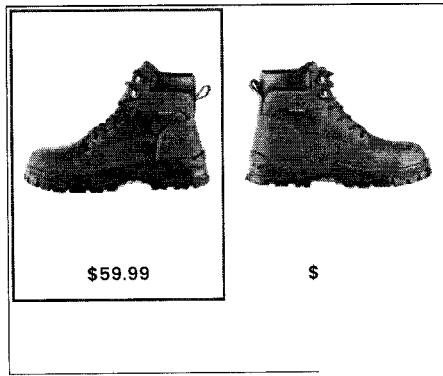
Escambia County  
(Apr 2012)

### 3201 Buner St

Pensacola, FL 32506

Escambia County  
(May 2010)

## Sponsored Links



## Possible Associates

### Mario Angel Garcia

Born Jan 1954

### Enrique J Garcia

Born Jul 1955

### Enrique Garcia Garcia

Born Jul 1955

### James Temoney

Born Nov 1981

### Mario A Garcia

Born Nov 1954



## Possible Businesses

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



## Background Report Sponsored Link

- Arrest Records
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- Marriage & Divorce Records
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[View Background Report](#)



## 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.

Add Party

Name <input type="text" value="GARCIA, MARIO ANGEL (1004384: PD, PUBLIC DEFENDER)"/>	Attorney <input type="checkbox"/>	Type <input type="checkbox"/>
<b>Defendant</b>		
<b>GARCIA, MARIO ANGEL (1004384: PD, PUBLIC DEFENDER)</b>		
<b>Plaintiff</b>	<input type="checkbox"/>	<b>Detail</b> <input type="checkbox"/>
STATE OF FLORIDA (2836)	STATE ATTORNEY, DIVISION E	<b>AKA'S</b> <input type="checkbox"/>
<b>Judge</b>	<input type="checkbox"/>	
SHACKELFORD, JAN (14289115)		
<b>CASE PARTY ADDRESS</b>		
3121 W GADSDEN ST, PENSACOLA, FL 32505 <span style="float: right;">(Modified 8/10/2020 4:09:26 PM By COTTO, TRISHA)</span>		
<b>PARTY ADDRESSES</b>		
3121 W GADSDEN ST, PENSACOLA, FL 32505 <span style="float: right;">DEFAULT (Modified 5/5/2017 2:47:49 PM By BULLOCK, SYDNEY)</span>		
<b>DOB</b>	<input type="text" value="1/21/1954"/>	<span style="float: right;">(Modified 8/25/2020 11:27:43 AM By PELEZO, ALICIA)</span>
<b>DRIVERS LICENSE NUMBER</b>		
(FL) G620-541-54-021-0 <span style="float: right;">(Modified 8/25/2020 11:27:43 AM By PELEZO, ALICIA)</span>		
<b>FAMILY ID</b>		
<span style="float: right;">(Modified 8/25/2020 11:27:43 AM By PELEZO, ALICIA)</span>		
<b>PARTY PHONE NUMBERS</b>		
(850) 490-2278 <b>DISC</b> <span style="float: right;">DEFAULT (Modified 5/5/2017 2:44:11 PM By BULLOCK, SYDNEY)</span>		
(850) 322-6972 <b>NO ANSWER</b> <span style="float: right;">(Modified 5/5/2017 2:44:11 PM By BULLOCK, SYDNEY)</span>		
<b>CASE EMAIL ADDRESSES</b>		
M_G1168@STUDENTS.PENSACOLASTATE.EDU <span style="float: right;">(Modified 5/5/2017 2:44:11 PM By BULLOCK, SYDNEY)</span>		
<b>ATTORNEYS</b>		
PO, PUBLIC DEFENDER : 190 GOVERNMENTAL CENTER, PENSACOLA, FL <span style="float: right;">(Added 8/10/2020)</span>		
<b>RELATIONSHIPS</b>		
<small>Add Relationship (Select Case Party)</small>		



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc

2023

# REAL ESTATE

# TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

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

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

PROPERTY ADDRESS:  
3121 W GADSDEN ST

EXEMPTIONS:  
DISABILITY

## PRIOR YEAR(S) TAXES OUTSTANDING

21 / 2735

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
<b>TOTAL MILLAGE</b>	<b>13.2644</b>			<b>AD VALOREM TAXES</b>	<b>\$516.64</b>
NON-AD VALOREM ASSESSMENTS					
LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT		
LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6638 P 1202 CA 139	FP FIRE PROTECTION		125.33		
				<b>NON-AD VALOREM ASSESSMENTS</b>	<b>\$125.33</b>
<b>Pay online at EscambiaTaxCollector.com</b> <i>Payments must be in U.S. funds drawn from a U.S. bank</i>				<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$641.97</b>
If Paid By Please Pay	Nov 30, 2023 \$616.29	Dec 31, 2023 \$622.71	Jan 31, 2024 \$629.13	Feb 29, 2024 \$635.55	Mar 31, 2024 \$641.97

RETAIN FOR YOUR RECORDS

## 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

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

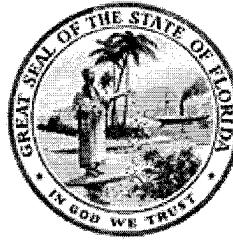
## PRIOR YEAR(S) TAXES OUTSTANDING

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 641.97

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



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

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

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

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

**Cert # 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		
		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**  
 Clerk of the Circuit Court

By: *[Signature]*  
 Deputy Clerk

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



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

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

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

**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	VIEW 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 CARRY 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

5/9/2023 9:09:28 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/9/2023 9:11:12 AM	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
5/9/2023 9:11:43 AM	2023035558	IL IRA INVESTMENTS	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

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
Deposited			Used		Balance	
320.00			8,200.00		-7,880.00	

74232

Dan Elkin

\$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.

Sale Date	Case ID	Parcel	Bidder	Winning	Deposit	Auction	Clerk	Rec	EA	POPR	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
<b>Edit Name on Title</b>															
<input checked="" type="checkbox"/> 11/01/2023 2021 TD 00273 332S3															
<input checked="" type="checkbox"/> 11/01/2023 2021 TD 00074 201S3															
<input checked="" type="checkbox"/> 11/01/2023 2021 TD 00032 071S3															
<input checked="" type="checkbox"/> 11/01/2023 2021 TD 00028 061S3															
<b>Name on Title</b> <input type="button" value="Custom Fields"/> <input type="button" value="Style"/>															
<b>Case Number:</b> 2021 TD 002735															
<b>Result Date:</b> 11/01/2023															
<b>Title Information:</b>															
Name: <input type="text" value="FL Tax Deeds, LLC"/>															
Address1: <input type="text" value="111 W. Washington Street"/>															
Address2: <input type="text" value="Suite 1270"/>															
City: <input type="text" value="Chicago"/>															
State: <input type="text" value="IL"/>															
Zip: <input type="text" value="60602"/>															
<input type="button" value="Cancel"/> <input type="button" value="Update"/>															

φ ?

Page  of 1

View 1 - 4 of 4

TOTALS: Items Count: 4 Balance: \$123,605.00 Clerk Fees: \$0.00 Rec Fees: \$170.00 Doc Stamps: \$810.70 Total Due: \$124,675.70



# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of 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 newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia 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.

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

## PUBLISHER

Sworn to and subscribed before me this 19TH day of OCTOBER  
A.D., 2023

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC  
dnQualifier=A01410C000001890CD579360064AAE, 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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That I, 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# 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 3121 W GADSDEN ST  
PENSACOLA, FL 32505 PENSACOLA, FL 32505

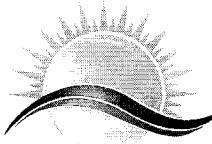
ECUA  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

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

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



Escambia  
**Sun Press**  
PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

**STATE OF FLORIDA**

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of 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 newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia 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.

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

**PUBLISHER**

Sworn to and subscribed before me this 19TH day of OCTOBER  
A.D., 2023

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001690CD5793600064AAE, 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

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That I, 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

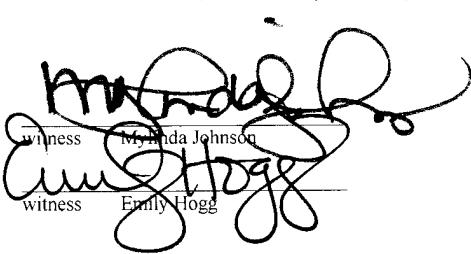
Tax Certificate numbered 02735 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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.

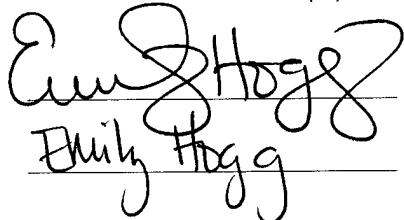
  
Witness Mylinda Johnson  
witness Emily Hogg

Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



On this 1st day of November, 20 23, before me personally appeared Pam Childers, 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 Hogg



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



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

## NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

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.

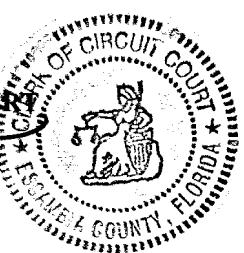
Dated this 8th day of November 2023.



ESCAMBIA COUNTY CLERK OF COURT

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

Deputy Clerk



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

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# Pam Childers

## Clerk of the Circuit Court and Comptroller, Escambia County

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

### NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

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**

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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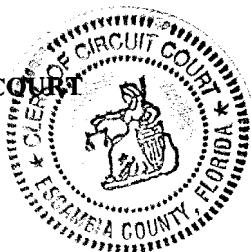
If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 8th day of November 2023.



ESCAMBIA COUNTY CLERK OF COURT

By: John M. Childers  
Deputy Clerk



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

9171 9690 0935 0127 1836 52



# Pam Childers

## Clerk of the Circuit Court and Comptroller, Escambia County

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

### NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

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.

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 CLERK OF COURT**

By: mk  
Deputy Clerk

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



UT470I01

EMERALD COAST UTILITIES AUTHORITY  
Account History - Combined Inquiry

11/07/23  
15:29:42

Type options, press Enter.

## 5=Display

F3=Exit

F10=Change view

## F5=Adjustments

280 *Shay*

F7=Pending

## F11=Payments

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**F24**

## Running Balance

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More . . .

**F8=Charges      F9=Print history  
F12=Cancel      F24=More keys**

## Mylinda Johnson (COC)

---

**From:** Cassandra Strickland <cassandra.strickland@ecua.fl.gov>  
**Sent:** Tuesday, November 7, 2023 3:30 PM  
**To:** Mylinda Johnson (COC)  
**Cc:** COC TaxDeeds  
**Subject:** [EXTERNAL]RE: ECUA LIEN - payoff request ( Mario Garcia / 3121 W Gadsden St ) Tax Deed case 2021 TD 02735  
**Attachments:** 3121 W GADSDEN ST.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.

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*



**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!

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 UTILITIES 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  
LTS 15 16 17 BLK 243 MCMILLAN ADDITION PLAT DB 26 P 147 OR 8638 P 1202 CA 139

Customer: **MARIO GARCIA**

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.

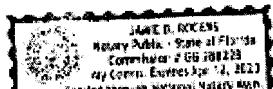
Dated: **11/16/2020**

EMERALD COAST UTILITIES AUTHORITY

BY: Carol Gardner

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 16TH day of NOVEMBER, 2020<sup>th</sup>, by CAROL GARDNER of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Notary Public - State of Florida

RWKLs  
Revised 05/31/11



**Mylinda Johnson**  
Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto: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](http://www.EscambiaClerk.com)

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

# **CERTIFIED MAIL**

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

~~LN~~ ~~1/22/23~~

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



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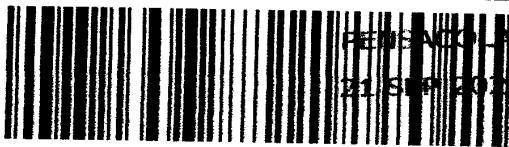
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**Pam Childers**

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

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

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**CERTIFIED MAIL**

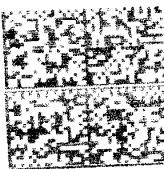
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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POSTAGE

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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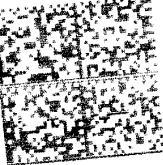
**CERTIFIED MAIL™**

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



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PENSACOLA FL 32502  
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US POSTAGE

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

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

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