

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300297

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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

Account Number	Certificate No.	Date	Legal Description
11-3527-700	2021/5429	06-01-2021	BEG AT INTER OF CENTER LI OF L & N RR R/W (100 FT R/W) & SLY LI OF LT 6 OF MANUEL GONZALEZ GRANT NELY ALG SLY LI 272 67/100 FT TO ELY LI OF PAULINE AVE (66 FT R/W) 94 DEG 57 MIN LEFT NWLY ALG ELY LI PAULINE AVE 205 75/100 FT 95 DEG 20 MIN 55 SEC RT NELY 716 13/100 FT 00 DEG 23 MIN 55 SEC LEFT 626 FT NWLY 106 FT 90 DEG RT NWLY 356 16/100 FT FOR POB CONT SAME COURSE 150 FT TO WLY LI OF FAWN LANE (66 FT R/W) 86 DEG 40 MIN 24 SEC LEFT NELY ALG WLY LI 75 FT 93 DEG 19 MIN 36 SEC LEFT SWLY 150 FT 86 DEG 40 MIN 24 SEC LEFT SELY 75 FT TO POB OR 7388 P 416

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
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-26-2023
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	38,564.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/07/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT INTER OF CENTER LI OF L & N RR R/W (100 FT R/W) & SLY LI OF LT 6 OF MANUEL GONZALEZ GRANT NELY ALG SLY LI 272 67/100 FT TO ELY LI OF PAULINE AVE (66 FT R/W) 94 DEG 57 MIN LEFT NWLY ALG ELY LI PAULINE AVE 205 75/100 FT 95 DEG 20 MIN 55 SEC RT NELY 716 13/100 FT 00 DEG 23 MIN 55 SEC LEFT 626 FT NWLY 106 FT 90 DEG RT NWLY 356 16/100 FT FOR POB CONT SAME COURSE 150 FT TO WLY LI OF FAWN LANE (66 FT R/W) 86 DEG 40 MIN 24 SEC LEFT NELY ALG WLY LI 75 FT 93 DEG 19 MIN 36 SEC LEFT SWLY 150 FT 86 DEG 40 MIN 24 SEC LEFT SELY 75 FT TO POB OR 7388 P 416



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

0224-31

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 26, 2023
Property description	GEORGE JOSEPH E GEORGE ELIZA 1209 GOLDENROD WAY CANTONMENT, FL 32533 1209 GOLDENROD WAY 11-3527-700 BEG AT INTER OF CENTER LI OF L & N RR R/W (100 FT R/W) & SLY LI OF LT 6 OF MANUEL GONZALEZ GRANT NEL (Full legal attached.)	Certificate #	2021 / 5429
		Date certificate issued	06/01/2021

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/5429	06/01/2021	696.25	34.81	731.06
# 2022/5862	06/01/2022	701.81	35.09	736.90
→ Part 2: Total*				1,467.96

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,467.96
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	639.24
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)	2,482.20

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>Jennifer N. Cassidy</u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>May 31st, 2023</u>

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

+ \$12.50



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information		Assessments				
Parcel ID:	141N316000010024	Year	Land	Imprv	Total	Cap Val
Account:	113527700	2022	\$3,640	\$109,357	\$112,997	\$77,128
Owners:	GEORGE JOSEPH E GEORGE ELIZA	2021	\$3,640	\$87,315	\$90,955	\$74,882
Mail:	1209 GOLDENROD WAY CANTONMENT, FL 32533	2020	\$3,640	\$76,481	\$80,121	\$73,849
Situs:	1209 GOLDENROD WAY 32533	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
08/06/2015	7388	416	\$75,000	WD		Legal Description BEG AT INTER OF CENTER LI OF L & N RR R/W (100 FT R/W) & SLY LI OF LT 6 OF MANUEL GONZALEZ GRANT NELY ALG SLY...	
03/2003	5106	687	\$78,900	WD			
02/1996	3927	658	\$62,000	WD			
11/1992	3272	567	\$51,900	WD			
07/1979	1352	520	\$34,900	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map	
Section Map Id: 14-1N-31-4			
Approx. Acreage: 0.2586			
Zoned: LDR LDR			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection (DEP) Data		Buildings	

Structural Elements

DWELLING UNITS-1

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

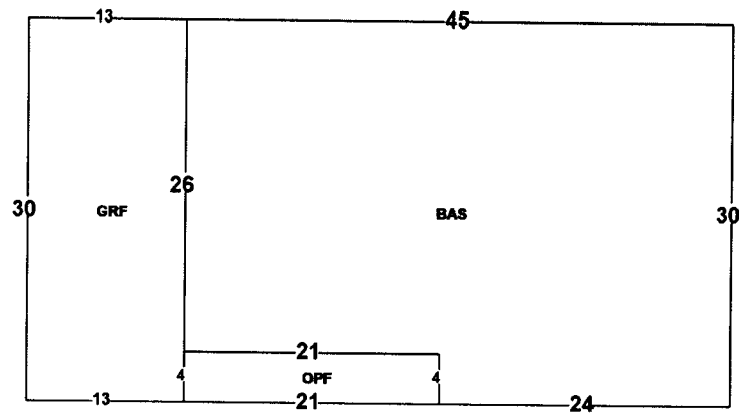
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1740 Total SF

BASE AREA - 1266

GARAGE FIN - 390

OPEN PORCH FIN - 84



images



5/4/2021 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:06/01/2023 (tc.11374)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05429, 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:

BEG AT INTER OF CENTER LI OF L & N RR R/W (100 FT R/W) & SLY LI OF LT 6 OF MANUEL GONZALEZ GRANT NELY ALG SLY LI 272 67/100 FT TO ELY LI OF PAULINE AVE (66 FT R/W) 94 DEG 57 MIN LEFT NWLY ALG ELY LI PAULINE AVE 205 75/100 FT 95 DEG 20 MIN 55 SEC RT NELY 716 13/100 FT 00 DEG 23 MIN 55 SEC LEFT 626 FT NWLY 106 FT 90 DEG RT NWLY 356 16/100 FT FOR POB CONT SAME COURSE 150 FT TO WLY LI OF FAWN LANE (66 FT R/W) 86 DEG 40 MIN 24 SEC LEFT NELY ALG WLY LI 75 FT 93 DEG 19 MIN 36 SEC LEFT SWLY 150 FT 86 DEG 40 MIN 24 SEC LEFT SELY 75 FT TO POB OR 7388 P 416

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113527700 (0224-31)

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

JOSEPH E GEORGE and ELIZA GEORGE

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 February, which is the **7th** day of February 2024.

Dated this 2nd day of June 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 #: 11-3527-700 CERTIFICATE #: 2021-5429

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

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

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

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

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

Period Searched: November 4, 2003 to and including November 4, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: November 28, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 28, 2023

Tax Account #: **11-3527-700**

1. The Grantee(s) of the last deed(s) of record is/are: **JOSEPH E GEORGE AND ELIZA GEORGE**
By Virtue of Warranty Deed recorded 8/10/2015 in OR 7388/416

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. **NONE**

4. Taxes:

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

Tax Account #: 11-3527-700

Assessed Value: \$79,441

Exemptions: HOMESTEAD

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

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: FEB 7, 2024

TAX ACCOUNT #: 11-3527-700

CERTIFICATE #: 2021-5429

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 <u>2022</u> tax year.

JOSEPH E GEORGE AND ELIZA GEORGE
1209 GOLDENROD WAY
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 28th day of November, 2023.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

November 28, 2023

Tax Account #:11-3527-700

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT INTER OF CENTER LI OF L & N RR R/W (100 FT R/W) & SLY LI OF LT 6 OF MANUEL GONZALEZ GRANT NELY ALG SLY LI 272 67/100 FT TO ELY LI OF PAULINE AVE (66 FT R/W) 94 DEG 57 MIN LEFT NWLY ALG ELY LI PAULINE AVE 205 75/100 FT 95 DEG 20 MIN 55 SEC RT NELY 716 13/100 FT 00 DEG 23 MIN 55 SEC LEFT 626 FT NWLY 106 FT 90 DEG RT NWLY 356 16/100 FT FOR POB CONT SAME COURSE 150 FT TO WLY LI OF FAWN LANE (66 FT R/W) 86 DEG 40 MIN 24 SEC LEFT NELY ALG WLY LI 75 FT 93 DEG 19 MIN 36 SEC LEFT SWLY 150 FT 86 DEG 40 MIN 24 SEC LEFT SELY 75 FT TO POB OR 7388 P 416

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3527-700(0224-31)

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

Recorded in Public Records 08/10/2015 at 08:24 AM OR Book 7388 Page 416,
Instrument #2015060364, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$525.00

This Instrument Prepared By:
Kimberly M. Biggs
Gulf Coast Title Agency, LLC
2803 E Cervantes St, Ste A
Pensacola, Florida 32503
(850) 202-6938
15-185
Parcel ID: 141n31-6000-010-024

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Christopher E. Edwards, an unmarried man** (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Joseph E. George and Eliza George, husband and wife** (herein "Grantee"), whose address is **1209 Goldenrod Rd, Cantonment, Florida 32533**, and Grantee's heirs, successors and/or assigns, forever, the following described real property located in **Escambia County, Florida**:

A parcel of land in Lot 6, of the Manuel Gonzalez Grant (said Grant lying partially in Section 14, Township 1 North, Range 31 West and partially in Section 12, Township 1 North, Range 30 West, Escambia County, Florida) described as follows: Commence at the intersection of the centerline of the Louisville and Nashville Railroad right-of-way (100' R/W), and the southerly line of the said Lot 6; thence go Northeasterly along the Southerly line of the said Lot 6, a distance of 272.67 feet to the Easterly line of Pauline Avenue (a 66' R/W); thence deflecting 94°57' left, go Northwesterly along the said Easterly line of Pauline Avenue, a distance of 205.75 feet; thence deflecting 95°20'55" right, go Northeasterly a distance of 716.13 feet; thence deflecting 00°23'55" left, go Northeasterly a distance of 626.00 feet; thence deflecting 90°00'00" left, go Northwesterly a distance of 106.00 feet; thence deflecting 90°00'00" right, go Northeasterly a distance of 356.16 feet to the Point of Beginning of this description thence continue Northeasterly on an extension of the line last described, a distance of 150.00 feet to the Westerly line of Fawn Lane (a 66' R/W); thence deflecting 86°40'24" left, go Northwesterly and along the Westerly line of Fawn Lane, a distance of 75.00 feet; thence deflecting 93°19'36" left, go Southwesterly a distance of 150.00 feet; thence deflecting 86°40'24" left, go Southeasterly a distance of 75.00 feet to the Point of Beginning.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2015, and subsequent years. **Grantor is hereby bargaining, selling, conveying, and granting the Property to Grantee in an "AS IS" and "WHERE IS" condition in all respects whatsoever.**

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

BK: 7388 PG: 417

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hands and seals effective the 6th day of August, 2015.

Signed, sealed and delivered
in the presence of:

Armbur Hall
Name: Armbur Hall

Christopher E. Edwards
Christopher E. Edwards

Kimberly M. Biggs
Name: Kimberly M. Biggs

Seller Address: 1570 Penguin Terrace, Cantonment, FL 32533

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of August, 2015, by Christopher E. Edwards, who did not take an oath and who:

☒ is/are personally known to me.
☒ produced current Florida driver's license as identification.
☐ produced _____ as identification.

Kimberly M. Biggs
Notary Public

Name of Notary Printed
My Commission Expires: _____
Commission Number: _____



BK: 7388 PG: 418 Last Page

**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 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: Goldenrod Rd

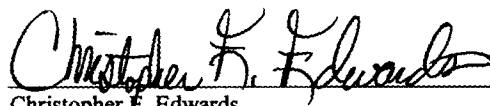
Legal Address of Property : 1209 Goldenrod Rd, Cantonment, Florida 32533

The County (X) has accepted () has not accepted

the abutting roadway for maintenance.

This form completed by:
Gulf Coast Title Agency, LLC
2803 E Cervantes St, Ste A
Pensacola, FL 32503

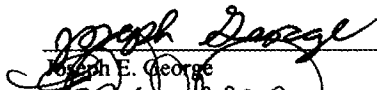
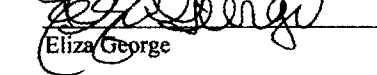
AS TO SELLER(S):



Christopher E. Edwards

- Seller

AS TO BUYER(S):

Joseph E. George

- Buyer

Eliza George

- Buyer

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05429 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 21, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOSEPH E GEORGE ELIZA GEORGE
1209 GOLDENROD WAY 1209 GOLDENROD WAY
CANTONMENT, FL 32533 CANTONMENT, FL 32533

WITNESS my official seal this 21th day of December 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 February 7, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 05429**, 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:

BEG AT INTER OF CENTER LI OF L & N RR R/W (100 FT R/W) & SLY LI OF LT 6 OF MANUEL GONZALEZ GRANT NELY ALG SLY LI 272 67/100 FT TO ELY LI OF PAULINE AVE (66 FT R/W) 94 DEG 57 MIN LEFT NWLY ALG ELY LI PAULINE AVE 205 75/100 FT 95 DEG 20 MIN 55 SEC RT NELY 716 13/100 FT 00 DEG 23 MIN 55 SEC LEFT 626 FT NWLY 106 FT 90 DEG RT NWLY 356 16/100 FT FOR POB CONT SAME COURSE 150 FT TO WLY LI OF FAWN LANE (66 FT R/W) 86 DEG 40 MIN 24 SEC LEFT NELY ALG WLY LI 75 FT 93 DEG 19 MIN 36 SEC LEFT SWLY 150 FT 86 DEG 40 MIN 24 SEC LEFT SELY 75 FT TO POB OR 7388 P 416

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JOSEPH E GEORGE and ELIZA GEORGE

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 February, which is the **7th** day of **February 2024**.

Dated this 14th day of December 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
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By:
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BEG AT INTER OF CENTER LI OF L & N RR R/W (100 FT R/W) & SLY LI OF LT 6 OF MANUEL GONZALEZ GRANT NELY ALG SLY LI 272 67/100 FT TO ELY LI OF PAULINE AVE (66 FT R/W) 94 DEG 57 MIN LEFT NWLY ALG ELY LI PAULINE AVE 205 75/100 FT 95 DEG 20 MIN 55 SEC RT NELY 716 13/100 FT 00 DEG 23 MIN 55 SEC LEFT 626 FT NWLY 106 FT 90 DEG RT NWLY 356 16/100 FT FOR POB CONT SAME COURSE 150 FT TO WLY LI OF FAWN LANE (66 FT R/W) 86 DEG 40 MIN 24 SEC LEFT NELY ALG WLY LI 75 FT 93 DEG 19 MIN 36 SEC LEFT SWLY 150 FT 86 DEG 40 MIN 24 SEC LEFT SELY 75 FT TO POB OR 7388 P 416

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113527700 (0224-31)

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

JOSEPH E GEORGE and ELIZA GEORGE

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 February, which is the **7th** day of February 2024.

Dated this 14th day of December 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:

1209 GOLDENROD WAY 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 7, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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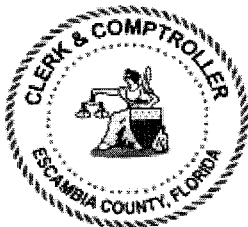
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Personal Services:

JOSEPH E GEORGE
1209 GOLDENROD WAY
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
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Personal Services:

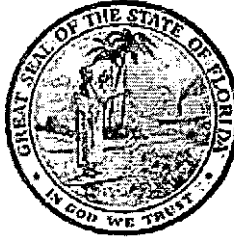
ELIZA GEORGE
1209 GOLDENROD WAY
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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



**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
Tax Certificate Redeemed From Sale
Account: 113527700 Certificate Number: 005429 of 2021

Payor: BRUCE B GEORGE 1171 WOODLAKE DR CANTONMENT FL 32533 Date 1/8/2024

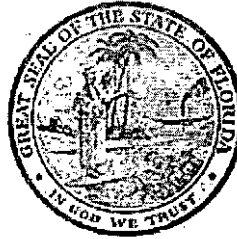
Clerk's Check #	4462385058	Clerk's Total	\$524.40
Tax Collector Check #	1	Tax Collector's Total	\$2,867.03
		Postage	\$14.42
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,422.85

PAM CHILDERS
Clerk of the Circuit Court

Received By
Deputy Clerk

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

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



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

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

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

Case # 2021 TD 005429

Redeemed Date 1/8/2024

Name BRUCE B GEORGE 1171 WOODLAKE DR CANTONMENT FL 32533

Clerk's Total = TAXDEED	\$524.40
Due Tax Collector = TAXDEED	\$2,867.03
Postage = TD2	\$14.42
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 113527700 Certificate Number: 005429 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 2/7/2024	Redemption Date 1/8/2024
Months	10	9
Tax Collector	\$2,482.20	\$2,482.20
Tax Collector Interest	\$372.33	\$335.10
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$2,867.03	\$2,829.80 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$68.40	\$61.56
Total Clerk	\$524.40	\$517.56 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$14.42	\$14.42
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,422.85	\$3,378.78
	Repayment Overpayment Refund Amount	\$44.07
Book/Page	8990	1149

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8990, Page 1149, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05429, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **113527700 (0224-31)**

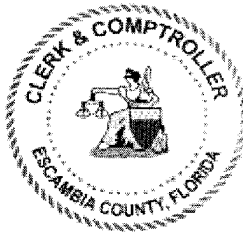
DESCRIPTION OF PROPERTY:

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SECTION 14, TOWNSHIP 1 N, RANGE 31 W

NAME IN WHICH ASSESSED: JOSEPH E GEORGE and ELIZA GEORGE

Dated this 8th day of January 2024.



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

0224-31

Document Number: ECSO23CIV046373NON

Agency Number: 24-002376

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05429 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOSEPH E GEORGE AND ELIZA GEORGE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 12/27/2023 at 8:56 AM and served same on JOSEPH E GEORGE , in ESCAMBIA COUNTY, FLORIDA, at 12:06 PM on 1/3/2024 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: ELIZA GEORGE, WIFE, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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Personal Services:

JOSEPH E GEORGE
1209 GOLDENROD WAY
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0224-31

Document Number: ECSO23CIV046374NON

Agency Number: 24-002377

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05429 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOSEPH E GEORGE AND ELIZA GEORGE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 12/27/2023 at 8:56 AM and served same on ELIZA GEORGE , at 12:06 PM on 1/3/2024 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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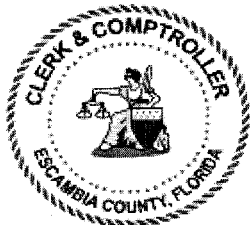
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Personal Services:

ELIZA GEORGE
1209 GOLDENROD WAY
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0224-31

Document Number: ECSO23CIV046375NON

Agency Number: 24-002378

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05429 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOSEPH E GEORGE AND ELIZA GEORGE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/27/2023 at 8:56 AM and served same at 12:05 PM on 1/3/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: KMJACKSON

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Post Property:

1209 GOLDENROD WAY 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
JAN 10 2024

JOSEPH E GEORGE [0224-31]
1209 GOLDENROD WAY
CANTONMENT, FL 32533

ELIZA GEORGE [0224-31]
1209 GOLDENROD WAY
CANTONMENT, FL 32533

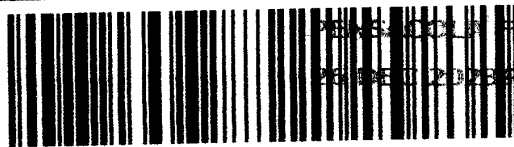
9171 9690 0935 0129 1279 06

9171 9690 0935 0129 1278 90

Redeemed

CERTIFIED MAIL™

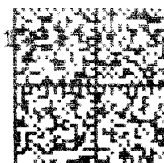
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0129 1279 06

PENSACOLA FL 325

DEC 12 2023 4M 1



quodient

FIRST CLASS MAIL
IMI

\$007.18

12/21/2023 ZIP 32502
043M31219251

US POSTAGE

PAID
2024 JAN 22 A 11:32
ACCOUNT

12/28
1st NOTICE
2nd NOTICE
RETURNED

unc
JOSEPH E GEORGE [0224-31]
1209 GOLDENROD WAY
CANTONMENT, FL 32533

RECEIVED ONE OF 1 0801/13/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BCI 32502509335 *2638-00508-26-36

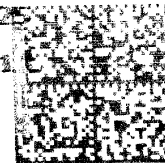
32502509335

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

CERTIFIED MAIL™



9171 9690 0935 0129 1278 90



quadiant
FIRST CLASS MAIL
(M)
\$007.18
12/21/2023 ZIP 32502
043M31219251

US POSTAGE

unc
ELIZA GEORGE [0224-31]
1209 GOLDENROD WAY
CANTONMENT, FL 32533

RECEIVED
CLERK OF CIRCUIT COURT
PENSACOLA, FL
JUN 22 A 11:33
12/28
1st NOTICE
2nd NOTICE 01/03
RETURNED 01/11/24

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
32502583335

BC: 32502583335 *2638-00735-26-36



THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05429, 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:

BEG AT INTER OF CENTER LI OF L & N RR RW (100 FT RW) & SLY LI OF LT 6 OF MANUEL GONZALEZ GRANT NELY ALG SLY LI 272 67/100 FT TO ELY LI OF PAULINE AVE (66 FT RW) 94 DEG 57 MIN LEFT NWLY ALG ELY LI PAULINE AVE 205 75/100 FT 95 DEG 20 MIN 55 SEC RT NELY 716 13/100 FT 00 DEG 23 MIN 55 SEC LEFT 626 FT NWLY 106 FT 90 DEG RT NWLY 356 16/100 FT FOR POB CONT SAME COURSE 150 FT TO WLY LI OF FAWN LANE (66 FT RW) 86 DEG 40 MIN 24 SEC LEFT NELY ALG WLY LI 75 FT 93 DEG 19 MIN 36 SEC LEFT SWLY 150 FT 86 DEG 40 MIN 24 SEC LEFT SELY 75 FT TO POB OR 7388 P 416

SECTION 14, TOWNSHIP 1 N, RANGE 31 W
TAX ACCOUNT NUMBER 113527700 (0224-31)

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

JOSEPH E GEORGE and ELIZA GEORGE

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 February, which is the 7th day of February 2024.

Dated this 21st day of December 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

4WR1/3-1/24TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **2021-TD-05429** in the Escambia County Court was published in said newspaper in and was printed and released on January 3, 2024; January 10, 2024; January 17, 2024; and January 24, 2024.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of January, 2024, by MALCOLM BALLINGER, who is personally known to me.

X 
, NOTARY PUBLIC



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