

### 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

124.40

Part 1: Tax Deed	Appl	ication Inform	nation					
Applicant Name Applicant Address					Applic	cation date	Apr 17, 2024	
Property description	ty IRA SERVICES TRUST COMPANY otion CFBO SCOTT HIPPARD IRA 701671				Certificate #		2022 / 1299	
	2813 OAK RIDGE DR GULF BREEZE, FL 32563 7000 SCHWAB DR 03-2655-000 S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABE PB 1 P 82 OR 7637 P 590			LK 1 ABB S/D	Date	certificate issued	06/01/2022	
Part 2: Certificat	es Ov	vned by Appl	icant and	d Filed w	th Tax Deed	Applic	ation	
Column 1 Certificate Number	er	Column Date of Certific		Column 3 Face Amount of Certificate			Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/1299		06/01/20	)22		1,339.28		66.96	1,406.24
# 2023/1270		06/01/20	023	1,441.10		89.17		1,530.27
→Part 2: Total*				2,936.51				
Part 3: Other Ce	rtifica	ites Redeeme	d by Ap	plicant (C	ther than Co	unty)		
Column 1		Column 2 Column 2 Pace A		mount of certificate  Column 4  Tax Collector's I		Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)
#/								
<u> </u>	<u>.</u>		.,				Part 3: Total*	0.00
Part 4: Tax Coll	ector	Certified Am	ounts (L	ines 1-7)	A Secretary	tier in de R		
Cost of all cert	tificate	s in applicant's	possessio	n and othe	r certificates rec	deemed Total o	d by applicant f Parts 2 + 3 above	2,936.51
2. Delinguent tax	es pai	d by the applica	ant		<u></u>			0.00
3. Current taxes	paid b	y the applicant			4. 1 11.			1,433.05
4. Property inform		<u></u>						200.00
5. Tax deed application fee					175.00			
			der s.197.5	542, F.S. (s	see Tax Collecte	or Instri	uctions, page 2)	0.00
7. Total Paid (Lines 1-6)					4,744.56			
						ty inform	mation report fee, a	nd tax collector's fees
Sign here:	Wire. T	ax Goll Nor or Bes	UN gnee	<u> </u>		D	Escambia, Floridate April 25th,	

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

+12.55

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	Processing tax deed fee
9.	Certified or registered mail charge
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees
11.	Recording fee for certificate of notice
12.	Sheriff's fees
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign I	here: Date of sale 12/04/2024  Signature, Clerk of Court or Designee

#### INSTRUCTIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2400445

I, JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK	
780 NW 42 AVE #204 MIAMI, FL 33126, hold the listed tax certificate and hereby surrender the same to the Tax Collector ar	nd make tax deed application thereon
Account Number Certificate No. Date	Legal Description
03-2655-000 2022/1299 06-01-2022 S 86 FT 0	OF W 124 63/100 FT OF LT E BLK 1 PB 1 P 82 OR 7637 P 590
<ul> <li>pay any current taxes, if due and</li> <li>redeem all outstanding tax certificates plus interest not in my possession</li> <li>pay all delinquent and omitted taxes, plus interest covering the property.</li> <li>pay all Tax Collector's fees, property information report costs, Clerk of the Sheriff's costs, if applicable.</li> <li>Attached is the tax sale certificate on which this application is based and all other cowhich are in my possession.</li> </ul>	Court costs, charges and fees, and
Electronic signature on file JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126  Applicant's signature	04-17-2024 Application Date



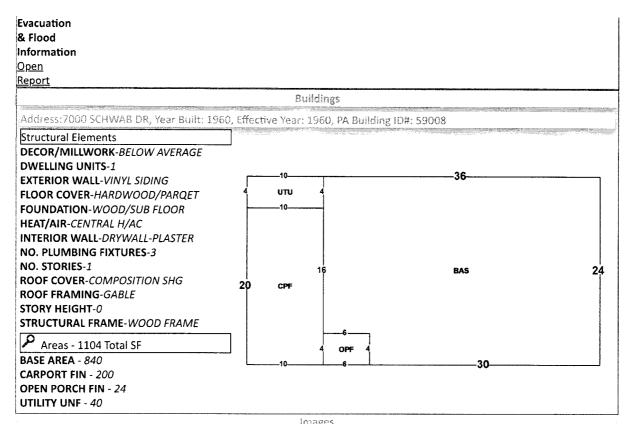
**Real Estate Search** 

**Tangible Property Search** 

Sale List

**Back** 

ivav. ivioc	de ® Accoun	it OParc	eHD	•					Printer Frie	endly Version
General i <b>nfo</b> r	mation			<del></del> -		Assessi	ments			
Parcel ID:	311530190	1051001		jug juga amaza ar <del>Ga</del> l	oprobality and a second	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	032655000	)				2023	\$30,000	\$49,504	\$79,504	\$79,14
Owners:	IRA SERVIC	ES TRUST	сомі	PANY		2022	\$28,500	\$44,173	\$72,673	\$71,94
	CFBO SCOT	T HIPPAR	D IRA	701671		2021	\$28,500	\$36,909	\$65,409	\$65,40
Mail:	2813 OAK F						Access to a respect to the second			
<b>~</b>	GULF BREE					Disclaimer  Tax Estimator  File for Exemption(s) Online				
Situs:	7000 SCHW		_							
Use Code:	SINGLE FAN	MILY RESI	) /-							
Taxing Authority:	PENSACOL	A CITY LIN	ΛITS							
Tax Inquiry:	Open Tax Ir	nauirv Wi	ndow					-		
Tax Inquiry lir							<u>Re</u> j	oort Storm [	<u>Damage</u>	
Escambia Cou			1-0-1 MAT 188780 YOM 18800		í					
Sales Data	714.11 Samuel Sa				J	2023 C	ertified Roll E			
Sale Date	Book Page	Value	Type	Official Re		None				
sale Date	DOOK Page	value	Type	(New Win		}				
12/06/2016	7637 590	\$45,500	WD	C,		logaln	escription			
11/09/2016	7622 798	\$37,000	CT	C <sub>b</sub>	ı	CHILDRENOVALINOVATARIA	and the second second but we want to serve the	/100 FT OF LT	FRIK 1 ARR	S/D PR 1 P
04/10/2015	7327 1115	\$100	ОТ	C <sub>b</sub>		II	7637 P 590	,100110111	E DEK I ADD S	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
11/2001	4809 479	\$57,900	WD	D.						
04/2001	4696 510	\$30,000								
Official Recor				_,-	-	Extra F	eatures	- X-		
Escambia Cou						None	S Contract Confession		WD000CLASS. ASSERT A DEFINITION OF A STREET	
Comptroller	,									
Parcel Inform	ation					31			Launch Inte	eractive Ma
ection Map Id: 1-15-30-1  ppprox. creage: .2459  oned: -1AAA -1AAA -1AAA -1AAA -1AAA -1AAA -1AAA -1AAA	+ - (	000			2	4	.6			
-1AAA	View Flor						ion(DEP) Dat			1





8/23/2010 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:04/29/2024 (tc.7064)

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2024032278 4/30/2024 2:22 PM OFF REC BK: 9139 PG: 82 Doc Type: TDN

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 01299, issued the 1st day of June, A.D., 2022 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:

S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 7637 P 590

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 032655000 (1224-40)

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

#### IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

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 December, which is the 4th day of December 2024.

Dated this 30th day of April 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

COUNTY TOWN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA



#### PROPERTY INFORMATION REPORT

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

SCOTT LUNSFORD	, ESCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #:	03-2655-000	CERTIFICATE #:	2022-12	299
REPORT IS LIMITE	OT TITLE INSURANCE. TH D TO THE PERSON(S) EXP PORT AS THE RECIPIENT(	RESSLY IDENTIFIED B	Y NAME IN TH	E PROPERTY
listing of the owner(s tax information and a encumbrances record title to said land as list	prepared in accordance with the of record of the land describilisting and copies of all opened in the Official Record Boosted on page 2 herein. It is the official the opened in the opened in the Official Record Boosted on page 2 herein. It is the opened in the opened	ed herein together with cu or unsatisfied leases, more ks of Escambia County, Fl e responsibility of the party	rrent and delinque tgages, judgments orida that appear named above to	ent ad valorem and to encumber the verify receipt of
and mineral or any su	ct to: Current year taxes; tax bsurface rights of any kind or aps, boundary line disputes, a of the premises.	nature; easements, restric	tions and covenan	its of record;
	insure or guarantee the validit grance policy, an opinion of ti			
Use of the term "Rep	ort" herein refers to the Prope	rty Information Report and	d the documents a	ttached hereto.
Period Searched:	July 26, 2004 to and inclu	ding July 26, 2024	_ Abstractor:	Pam Alvarez
BY				

Michael A. Campbell, As President

Malphel

THE ATTACHED REPORT IS ISSUED TO:

Dated: August 13, 2024

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

August 13, 2024

Tax Account #: 03-2655-000

- 1. The Grantee(s) of the last deed(s) of record is/are: IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671
  - By Virtue of Special Warranty Deed recorded 12/14/2016 in OR 7637/590
- 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) 2021-2023 are delinquent.

Tax Account #: 03-2655-000 Assessed Value: \$79,143.00

**Exemptions: NONE** 

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

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

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

#### PERDIDO TITLE & ABSTRACT, INC.

#### PROPERTY INFORMATION REPORT

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

**Scott Lunsford Escambia County Tax Collector** P.O. Box 1312

Pensacola, FL 32591 CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: **DEC 4, 2024** TAX ACCOUNT #: 03-2655-000 **CERTIFICATE #:** 2022-1299 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 2023 tax year. IRA SERVICES TRUST COMPANY CFBO IRA SERVICES TRUST COMPANY CFBO **SCOTT HIPPARD IRA 701671** SCOTT HIPPARD IRA 701671 7000 SCHWAB DR 2813 OAK RIDGE DR PENSACOLA, FL 32504 **GULF BREEZE, FL 32563** Certified and delivered to Escambia County Tax Collector, this 15th day of Aug, 2024.

PERDIDO TITLE & ABSTRACT, INC.

Milalphil

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 13, 2024 Tax Account #:03-2655-000

# LEGAL DESCRIPTION EXHIBIT "A"

S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 7637 P 590

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 03-2655-000(1224-40)

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

Recorded in Public Records 12/14/2016 10:50 AM OR Book 7637 Page 590, Instrument #2016095674, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$318.50

> Prepared by: Jennifer Kirk ,an employee of Novare National Settlement Service, LLC 25400 US Hwy 19 N, Suite 263 Clearwater, FL 33763 (727)726-8700

File No.: 12583FL

Return to: IRA Services Trust Company CPBO Scott Hippard IRA 701671 2813 Oak Ridge Dr Gulf Breeze FL 32563

Mail Address of Grantor; IRA Services Trust Company CFBO Scott Hippard IRA 701671 P.O. BOX 7080 SAN CARLOS, CA 94070

#### SPECIAL WARRANTY DEED

(Corporate Seller)

State of Texas

County of Dendan

THIS SPECIAL WARRANTY DEED is made the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_, 20 \_\_\_\_\_\_, between

#### Nationstar Mortgage LLC

having a business address at: 8950 Cypress Waters Blvd, Coppell TX 75019 ("Grantor"). and

#### IRA Services Trust Company CFBO Scott Hippard IRA 701671

having a mailing address of: 2813 Oak Ridge Dr, Gulf Breeze FL 32563 ("Grantee"),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of Forty-Five Thousand Five Hundred and No/100 Dollars (\$45,500.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Escambia**, State of **Florida**, to-wit:

Commencing at the Southwest corner of Lot "E", Block 1, ABB SUBDIVISION, according to Plat recorded in Plat Book 1, Page 82 of the Public Records of Escambia County, Florida, being the Point of Beginning; thence North along the East right of way line of Schwab Drive a distance of 86 feet; thence East 124.63 feet; thence South 86 feet; thence West 124.63 feet to Point of Beginning. Being Parcel 7 of survey by J. W. Cook, dated November 12, 1957.

Tax Parcel Identification Number: 032655000

**SUBJECT,** however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**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.

BK: 7637 PG: 591 Last Page

**AND** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

<b>IN WITNESS WHEREO</b> , the Grantor has signed by Document Execution Specialist .	Alison Shadoin its
Nationstar Mortgage LC  By: Alison Shadoin  Its: Document Execution Specialist	4
Signed, sealed and delivered in our presence:	31-22-12-16/16
Witness Signature	Witness Signature
Print Name:	Print Name: Steven Wanging
State of Texas	
County of Denton	
THE FOREGOING INSTRUMENT WAS ACKNOW December 2016 by Alison	<b>FLEDGED</b> before me on6 day of Shadoin, as _Document Execution Specialist,
for Nationstar Mortgage LLC, a Limited Liabili Delaware, who has/have produced a valid driver's	ty Company existing under the laws of the State of
	NOTARY PUBLIC Delende
	Connie Melendez
	Printed Name of Notary
	My Commission Expires: 11・1つ。18
	CONNIE MELENDEZ  Notary Public, State of Texas
	Comm. Expires 11-17-2018

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

**CERTIFICATE # 01299 of 2022** 

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671
2813 OAK RIDGE DR
GULF BREEZE, FL 32563
IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671
7000 SCHWAB DR
PENSACOLA, FL 32504

WITNESS my official seal this 17th day of October 2024.

COMPT ROLL TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 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 MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 01299, issued the 1st day of June, A.D., 2022 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:

S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 7637 P 590

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 032655000 (1224-40)

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

#### IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

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 December, which is the 4th day of December 2024.

Dated this 21st day of October 2024.

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.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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**Post Property:** 

7000 SCHWAB DR 32504



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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#### **Personal Services:**

IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671 2813 OAK RIDGE DR

GULF BREEZE, FL 32563

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

#### NON-ENFORCEABLE RETURN OF SERVICE 1224

**Document Number: ECSO24CIV037119NON** 

Agency Number: 25-000773

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 01299 2022

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2024 at 9:33 AM and served same at 3:13 PM on 10/29/2024 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 GOUNTY, FLORIDA

By:

G. FALLER, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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

#### IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

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 December, which is the **4th day of December 2024.** 

Dated this 21st day of October 2024.

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:** 

7000 SCHWAB DR 32504



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

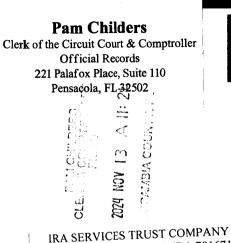
#### IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671 [1224-40] 2813 OAK RIDGE DR GULF BREEZE, FL 32563

9171 9690 0935 0129 1291 91

IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671 [1224-40] 7000 SCHWAB DR PENSACOLA, FL 32504

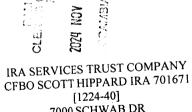
9171 9690 0935 0129 1291 84

Contact



[1224-40]

7000 SCHWAB DR

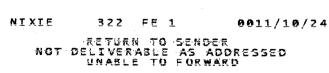












As in past elections,

FVB6 E16J466tW4Ute filt mail.

USPS is ready. 出

10/24/2024 ZIP 32502

nittase mail early.



# 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 MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 01299, issued the 1st day of June, A.D., 2022 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:

S 86 FT OF W 124 63/100 FT OF LT E BLK 1 ABB S/D PB 1 P 82 OR 7637 P 590

> SECTION 31, TOWNSHIP 1 S, RANGE 30 W TAX ACCOUNT NUMBER 032655000 (1224-40)

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

IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

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 December, which is the 4th day of December 2024.

Dated this 24th day of October 2024.

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

4WR10/30-11/20TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7513
Order Daie: 10/25/2024
Number Issues: 4
Pub Count: 1
First Issue: 10/30/2024
Last Issue: 11/20/2024

Last Issue.
Order Price: \$200.00
Publications: The Summation Weekly:
Pub Dates: The Summation Weekly: 10/30/2024, 11/6/2024, 11/13/2024, 11/20/2024

Emily Hogg, Deputy Clerk First Judicial Circuit, Escambia County 190 W. Government St. Pensacola FL 32502 USA

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

## 2022 TD 01299 MIKON FINANCIAL SERVICES INC AND OCEAN BANK – Hippard

was published in said newspaper in and was printed and released from 10/30/2024 until 11/20/2024 for a consecutive 4 weeks.

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.

MALCOLM BALLINGER.

PUBLISHER FOR THE SUMMATION WEEKLY STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 11/20/2024, by MALCOLM BALLINGER, who is personally known to me.

X TOTARY PUBLIC OF THE STATE OF





# SANTA ROSA COUNTY SHERIFFS OFFICE SANTA ROSA COUNTY, FLORIDA



#### NON-ENFORCEABLE RETURN OF SERVICE

**Agency Number:** 

**Document Number: SRSO24CIV005692NON** 

Court: CIRCUIT
County: ESCAMBIA
Case Number: 1224-40

Attorney/Agent:

ESC CLERK OF CIRCUIT COURT & COMPTROLLER

PAM CHILDERS

221 PALAFOX PL SUITE 110 PENSACOLA, FL 32502

Plaintiff: MIKON FINANCIAL SERVICES IND AND OCEAN BANK

Defendant: IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

Type of Process: WARNING / NOTICE OF APPLICATION FOR TAX DEED

**INDIVIDUAL** 

Received the aboved named writ on 10/30/2024 at 3:20 PM and served the same at 1:01 PM on 11/1/2024 in Santa Rosa, by delivering to the within named a true copy of this Writ together with a copy of the initial pleading, if any, with the date and hour of service endorsed thereon by me to HIPPARD, SCOTT after the provisions as set forth in Section 48.031 (1)(a), Florida Statutes have been met.

Bob Johnson, Sheriff

Santa Rosa

By:

T. MILSTEAD,

Service Fee:

\$40.00

Receipt No:

43066-24-D



#### SANTA ROSA COUNTY SHERIFFS OFFICE SANTA ROSA COUNTY, FLORIDA **CIVIL RECEIPT - NON-ENFORCEABLE**



**Document Number: SRSO24CIV005692NON** 

3:20 PM Receive Date: 10/30/2024

**Agency Number:** 

Clerk ID: SRSO05PER000137

Type of Process: WARNING / NOTICE OF APPLICATION FOR TAX DEED

Plaintiff:

MIKON FINANCIAL SERVICES IND AND OCEAN BANK

**Defendant:** IRA SERVICES TRUST COMPANY CFBO SCOTT HIPPARD IRA 701671

Case Number: 1224-40 Court Name: CIRCUIT County: ESCAMBIA Appear On: 12-04-24

Attorney/Agent:

**ESC CLERK OF CIRCUIT COURT & COMPTROLLER** 

PAM CHILDERS

221 PALAFOX PL SUITE 110 PENSACOLA, FL 32502

**Deposits & Fees:** 

Service Fee:

\$40.00

+ Other Fees:

Total Fees:

\$40.00

Deposit Amount:

\$40.00

Check No. 900037822

Receipt No.

43066-24-D

Refund Amount:

Receipt No.

Refund Date:

Check No.

Received By

#### **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: 032655000 Certificate Number: 001299 of 2022

Payor: SCOTT HIPPARD 2813 OAK RIDGE DR GULF BREEZE, FL 32563 Date 11/26/2024

Clerk's Check # 1	Clerk's Total	\$310/12	5,719
Tax Collector Check # 1	Tax Collector's Total	\$5,326.41	
	Postage	\$16.40	
	Researcher Copies	\$0.00	
	Recording	\$10.00	
	Prep Fee	\$7.00	
	Total Received	த <del>் \$5,870.53</del>	
	The second control of	P5752	57

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

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



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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

#### Case # 2022 TD 001299

**Redeemed Date 11/26/2024** 

Name SCOTT HIPPARD 2813 OAK RIDGE DR GULF BREEZE, FL 32563

Clerk's Total = TAXDEED	\$5i\q/12 \$5,719,12		
Due Tax Collector = TAXDEED	\$5,326,41		
Postage = TD2	\$16.40		
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
FINANCIAL SUMMARY	Mai I dia
No Information Available - See Dockets	



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

Tax Deed - Redemption Calculator
Account: 032655000 Certificate Number: 001299 of 2022

Redemption Yes V	Application Date 4/17/2024	Interest Rate 18%		
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL		
	Auction Date 12/4/2024	Redemption Date 11/26/2024		
Months	8	7		
Tax Collector	\$4,744.56	\$4,744.56		
Tax Collector Interest	\$569.35	\$498.18		
Tax Collector Fee	\$12.50	\$12.50		
Total Tax Collector	\$5,326.41	\$5,255.24		
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	\$54.72	\$47.88		
Total Clerk	\$510.72	\$503.88) CH		
Release TDA Notice (Recording)	\$10.00	\$10.00		
Release TDA Notice (Prep Fee)	\$7.00	\$7.00		
Postage	\$16.40	\$16.40		
Researcher Copies	\$0.00	\$0.00		
Total Redemption Amount	\$5,870.53	\$5,792.52		
	Repayment Overpayment Refund Amount	\$78.01		
	<u> </u>			