



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

0125-83

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2024
Property description	POWELL PEGGY A 4425 JERNIGAN RD PACE, FL 32571 4820 BIRCH AVE 07-0412-000 LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185	Certificate #	2022 / 2994
		Date certificate issued	06/01/2022

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)
# 2022/2994	06/01/2022	222.84	11.14	233.98
→Part 2: Total*				233.98

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)
# 2023/2996	06/01/2023	222.12	6.25	36.65	265.02
Part 3: Total*					265.02

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)	499.00
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	216.61
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)	1,090.61

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: 
Signature, Tax Collector or Designee

Escambia, Florida
Date April 29th, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/06/2025</u> <i>1/8/2025</i> Signature, Clerk of Court or Designee	

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: 2400858

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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
07-0412-000	2022/2994	06-01-2022	LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-26-2024
Application Date

Applicant's signature

MDR
MDR
MDR

**Evacuation
& Flood
Information**
[Open
Report](#)

Buildings

Images



4/19/2010 12:00:00 AM



4/19/2010 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:05/08/2024 (v.4625)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02994**, 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:

LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070412000 (0125-83)

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

PEGGY A POWELL

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 10th day of May 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



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 #: 07-0412-000 CERTIFICATE #: 2022-2994

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: September 05, 2004 to and including September 05, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: September 12, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 12, 2024

Tax Account #: **07-0412-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PEGGY A POWELL**

By Virtue of Warranty Deed recorded 11/17/1994 in OR 3679/316 and Death Certificate for Frank Windell Powell recorded 01/28/2000 in OR 4517/1812

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 #: 07-0412-000

Assessed Value: \$12,768.00

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.

PROPERTY INFORMATION REPORT

September 12, 2024

Tax Account #:07-0412-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0412-000(0125-83)

6.00 Rec
207.20 Doc
103.60 Assump.

State of Florida }
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Kenneth D. and Marguerite T. Powell,
husband and wife

for and in consideration of Thirty Thousand and no/100 (\$30,000.00)
DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Frank W. and
Peggy A. Powell, husband and wife, and their

heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the _____ County of Escambia State of Florida
to-wit:

Lot One Hundred and Eleven (111), less the East Eighty Feet of
Ravenwood Gardens, subdivision being in and lying in Section
Thirty-Four (34), Township (2) South, South Range Thirty West.

"Subject to that certain mortgage executed by Margaret Mildred
Theimer to Kenneth D. and Marguerite T. Powell in the principal
sum of \$31,000 dated September 10, 1993 and recorded in Official
Record Book 3433 at Pages 150 thru 154 of the Public Records of
Escambia County, Florida which Frank W. and Peggy A. Powell
assume and agree to pay"

Mortgage Balance being assumed is \$29,591.66

D S PD Deed \$207.20
Mort \$0.00 ASUM \$103.60
NOVEMBER 17, 1994
Joe A. Flowers, Comptroller
Cert. Reg. 59-2043328-27-01
BY Joe A. Flowers D.C.

Instrument 00170686
Filed and recorded in the
public records
NOVEMBER 17, 1994
at 12:18 P.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible
estate in fee simple in the said property, and ha_____ a good right to convey the same; that it is free of lien or encum-
brance, and that our heirs, executors and administrators, the said grantee, _____, our heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever *warrant and defend*.

IN WITNESS WHEREOF, we have hereunto set our hand^s and seal^s this 14th
day of November A. D. 1994

Signed, sealed and delivered in the presence of
Gloria Faye Kirksey
Gloria Faye Kirksey
Shannen L. Powell
Shannen L. Powell

Kenneth D. Powell (SEAL)
Kenneth D. Powell (SEAL)
Marguerite T. Powell (SEAL)
Marguerite T. Powell (SEAL)

(SEAL)

State of Florida }
Escambia County

Before the subscriber personally appeared Kenneth D. Powell who produced a Florida's
driver's license as identification, and Marguerite T. Powell
his wife, known to me, and known to me to be the individual^s described by said name^s in and who executed the
foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of NOVEMBER, 1994

This instrument was prepared by:
Marguerite T. Powell
2865 Wilde Lake Blvd
Pensacola, FL 32526



Pia Varela Johnson
Notary Public
My Comm Exp. 12/12/97
Bonded By Service Inc.
No. CC335773 Commission expires 12/12/97
 Personally Known Other L.D.