

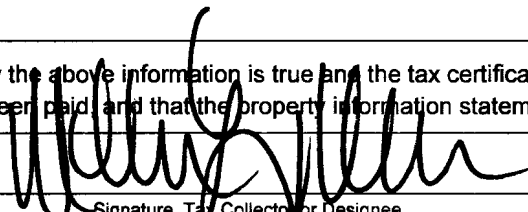


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0325. 68

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 17, 2024	
Property description	MCDONALD RONALD H & MCELVEEN HEATHER L 7296 FRANK REEDER RD PENSACOLA, FL 32526 7200 BLK FRANK REEDER RD 10-2389-000 BEG AT NW COR OF SEC S 20 FT E 1090 FT FOR POB CONTINUE E 210 FT S 1260 FT W 310 FT N 1012 FT E 100 (Full legal attached.)		Certificate #	2022 / 4960	
			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)	
# 2022/4960	06/01/2022	679.52	33.98	713.50	
→Part 2: Total*				713.50	
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)
# 2023/5128	06/01/2023	698.06	6.25	105.58	809.89
Part 3: Total*					809.89
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)					1,523.39
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					626.55
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)					2,524.94
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: 			Escambia, Florida Date May 3rd, 2024		
Signature, Tax Collector or Designee					

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

46.25

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>03/05/2025</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 NW COR OF SEC S 20 FT E 1090 FT FOR POB CONTINUE E 210 FT S 1260 FT W 310 FT N 1012 FT E 100 FT N 248 FT TO POB S/D PLAT DB 102 P 600 OR 6579 P 644 OR 6897 P 41 LESS BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400308

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
10-2389-000	2022/4960	06-01-2022	BEG AT NW COR OF SEC S 20 FT E 1090 FT FOR POB CONTINUE E 210 FT S 1260 FT W 310 FT N 1012 FT E 100 FT N 248 FT TO POB S/D PLAT DB 102 P 600 OR 6579 P 644 OR 6897 P 41 LESS BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB

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

04-17-2024

Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 011S321000011004 Account: 102389000 Owners: MCDONALD RONALD H & MCELVEEN HEATHER L Mail: 7296 FRANK REEDER RD PENSACOLA, FL 32526 Situs: 7200 BLK FRANK REEDER RD 32526 Use Code: VACANT RESIDENTIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$44,720</td> <td>\$0</td> <td>\$44,720</td> <td>\$44,720</td> </tr> <tr> <td>2022</td> <td>\$44,720</td> <td>\$0</td> <td>\$44,720</td> <td>\$43,496</td> </tr> <tr> <td>2021</td> <td>\$44,720</td> <td>\$0</td> <td>\$44,720</td> <td>\$39,542</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2023	\$44,720	\$0	\$44,720	\$44,720	2022	\$44,720	\$0	\$44,720	\$43,496	2021	\$44,720	\$0	\$44,720	\$39,542																						
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Parcel Information						Launch Interactive Map																																														

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04960, 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:

BEG AT NW COR OF SEC S 20 FT E 1090 FT FOR POB CONTINUE E 210 FT S 1260 FT W 310 FT N 1012 FT E 100 FT N 248 FT TO POB S/D PLAT DB 102 P 600 OR 6579 P 644 OR 6897 P 41 LESS BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB

SECTION 01, TOWNSHIP 1 S, RANGE 32 W

TAX ACCOUNT NUMBER 102389000 (0325-68)

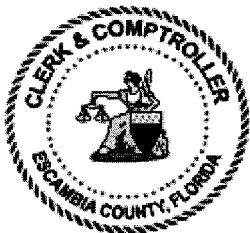
The assessment of the said property under the said certificate issued was in the name of

RONALD H MCDONALD and HEATHER L MCELVEEN

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 March, which is the **5th day of March 2025**.

Dated this 13th 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 #: 10-2389-000 CERTIFICATE #: 2022-4960

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 20, 2004 to and including November 20, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **10-2389-000**

1. The Grantee(s) of the last deed(s) of record is/are: **RONALD H. MCDONALD AND HEATHER L. MCELVEEN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

By Virtue of Quit Claim Deed recorded 8/20/2012 in OR 6897/41

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 #: 10-2389-000

Assessed Value: \$49,192.00

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:	<u>MAR 5, 2025</u>
TAX ACCOUNT #:	<u>10-2389-000</u>
CERTIFICATE #:	<u>2022-4960</u>

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

RONALD H. MCDONALD AND HEATHER L. MCELVEEN
7296 FRANK REEDER RD
PENSACOLA, FL 32526

RONALD H. MCDONALD AND HEATHER L. MCELVEEN
P.O. BOX 10341
PENSACOLA, FL 32534

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 2024.

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 22, 2024

Tax Account #:10-2389-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NW COR OF SEC S 20 FT E 1090 FT FOR POB CONTINUE E 210 FT S 1260 FT W 310 FT N 1012 FT E 100 FT N 248 FT TO POB S/D PLAT DB 102 P 600 OR 6579 P 644 OR 6897 P 41 LESS BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB

SECTION 01, TOWNSHIP 1 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-2389-000(0325-68)

ABTRACTOR'S NOTE: WE CANNOT CERTIFY THE ABOVE LEGAL DESCRIPTION WITHOUT A CURRENT SURVEY. LEGAL DOES NOT APPEAR TO LESS OUT R/W OF SPICEWOOD RD AS SHOWN ON APPRAISER'S MAP.

Recorded in Public Records 08/20/2012 at 12:33 PM OR Book 6897 Page 41,
Instrument #2012063901, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared by:

Ronald McDonald

P.O. Box 10341, Pensacola, FL 32524

Space above this line for recording data

Quit Claim Deed

This Quit Claim Deed, Executed the 20th day of August, 2012,

by Ronald H. McDonald, a single man and Heather L. McElveen, a single woman (Father / Daughter) whose post office address is
P.O. Box 10341, Pensacola, FL 32524 and 7296 Frank Reeder Road, Pensacola, FL 32524, first party.

TO Ronald H. McDonald, a single man and Heather L. McElveen, a single woman (Father/Daughter) As Joint Tenants With Rights Of Survivorship, whose post office address is P.O. Box 10341, Pensacola, FL 32524 and 7296 Frank Reeder Road, Pensacola, FL 32524 second party. (Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 1.00 (One Dollars) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

PARCEL ID# 011S32-1000-018-004

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE WEST 20.00 FEET; THENCE SOUTH 20.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1280.00 FEET; THENCE WEST 310.00 FEET; THENCE NORTH 387.19 FEET; THENCE EAST 200.00 FEET; THENCE NORTH 892.81 FEET; THENCE EAST 110.00 FEET TO THE POINT OF BEGINNING. OR 6581 P 316

ALSO

PARCEL ID# 011S32-1000-011-004

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE WEST 20.00 FEET; THENCE SOUTH 20.00 FEET; THENCE SOUTH 1280 FEET; THENCE WEST 310.00 FEET; THENCE NORTH 387.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 644.83 FEET; THENCE EAST 100.00 FEET; THENCE NORTH 248.00 FEET; THENCE EAST 100.00 FEET; THENCE SOUTH 892.81 FEET; THENCE WEST 200.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 1, TOWNSHIP 1 SOUTH RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA. OR 6579 P 644

Subject to all Rights, Reservations, Restrictions, Agreements and Easement of record if any.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

IN Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to Grantor)

Printed Name

John English

Grantor Signature Ronald H. McDonald

Witness Signature (as to Grantor)

Printed Name

Lisa English

P.O. Box 10341, Pensacola, FL 32524

Post Office Address

BK: 6897 PG: 42 Last Page

[Signature]
Witness Signature (as to Grantor)
Printed Name LISA ENGLISH

[Signature]
Witness Signature (as to Grantor)
Printed Name LISA English

[Signature]
Grantor Signature Heather L. McElveen

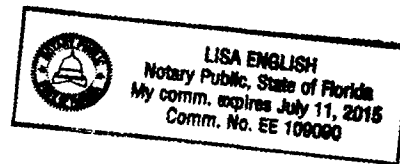
7296 Frand Reeder Road, Pensacola, FL 32526
Post Office Address

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The Foregoing Instrument Was Acknowledged Before Me this August 20, 2012

by Ronald H. McDonald and Heather L. McElveen Who Is Personally Known to Me or Who Has Produced
Florida Drivers Licenses as Identification.

[Signature]
Notary Signature



(SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

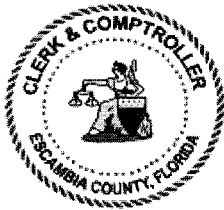
CERTIFICATE # 04960 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RONALD H MCDONALD 7296 FRANK REEDER RD PENSACOLA, FL 32526	HEATHER L MCELVEEN 7296 FRANK REEDER RD PENSACOLA, FL 32526
--	---

RONALD H. MCDONALD P.O. BOX 10341 PENSACOLA, FL 32534	HEATHER L. MCELVEEN P.O. BOX 10341 PENSACOLA, FL 32534
---	--

WITNESS my official seal this 16th day of January 2025.



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 March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04960, 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:

BEG AT NW COR OF SEC S 20 FT E 1090 FT FOR POB CONTINUE E 210 FT S 1260 FT W 310 FT N 1012 FT E 100 FT N 248 FT TO POB S/D PLAT DB 102 P 600 OR 6579 P 644 OR 6897 P 41 LESS BEG AT NE COR OF NW1/4 OF NW1/4 OF SEC W 20 FT S 20 FT FOR POB S 1280 FT W 310 FT N 387 19/100 FT E 200 FT N 892 81/100 FT E 110 FT TO POB

SECTION 01, TOWNSHIP 1 S, RANGE 32 W

TAX ACCOUNT NUMBER 102389000 (0325-68)

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

RONALD H MCDONALD and HEATHER L MCELVEEN

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 March, which is the **5th day of March 2025**.

Dated this 17th day of January 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 March 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04960, 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:

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SECTION 01, TOWNSHIP 1 S, RANGE 32 W

TAX ACCOUNT NUMBER 102389000 (0325-68)

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

RONALD H MCDONALD and HEATHER L MCELVEEN

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 March, which is the 5th day of March 2025.

Dated this 16th day of January 2025.

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:

7200 BLK FRANK REEDER RD 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

WARNING

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Personal Services:

RONALD H MCDONALD
7296 FRANK REEDER RD
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 

Emily Hogg
Deputy Clerk

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Dated this 16th day of January 2025.

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Personal Services:

HEATHER L MCELVEEN
7296 FRANK REEDER RD
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0325-68

Document Number: ECSO25CIV002394NON

Agency Number: 25-003012

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04960 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RONALD H MCDONALD AND HEATHER L MCELVEEN

Defendant:

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

Individual

Received this Writ on 1/28/2025 at 8:59 AM and served same on RONALD H MCDONALD AND HEATHER L MCELVEEN , at 9:19 AM on 1/29/2025 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: _____

923

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Dated this 16th day of January 2025.

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.

Personal Services:

RONALD H MCDONALD
7296 FRANK REEDER RD
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED
2025 JAN 20 AM 9:59
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325-68

Document Number: ECSO25CIV002398NON

Agency Number: 25-003013

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04960 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RONALD H MCDONALD AND HEATHER L MCELVEEN

Defendant:

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

Individual

Received this Writ on 1/28/2025 at 9:00 AM and served same on HEATHER L MCELVEEN , at 9:19 AM on 1/29/2025 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: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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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 March, which is the **5th day of March 2025**.

Dated this 16th day of January 2025.

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.

Personal Services:

HEATHER L MCELVEEN
7296 FRANK REEDER RD
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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RECEIVED
2025 JAN 28 AM 9:00
ESCAMBIA COUNTY, FL
CLERK OF CIRCUIT COURT
CIVIL DIVISION

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325-68

Document Number: ECSO25CIV002363NON

Agency Number: 25-003075

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04960 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RONALD H MCDONALD AND HEATHER L MCELVEEN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/28/2025 at 9:04 AM and served same at 9:17 AM on 1/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 923
J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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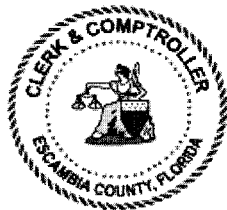
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Post Property:

7200 BLK FRANK REEDER RD 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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MAP
ATTACHED

RONALD H MCDONALD [0325-68]
7296 FRANK REEDER RD
PENSACOLA, FL 32526

9171 9690 0935 0128 0634 10

HEATHER L MCELVEEN [0325-68]
7296 FRANK REEDER RD
PENSACOLA, FL 32526

9171 9690 0935 0128 0631 37

RONALD H. MCDONALD [0325-68]
P.O. BOX 10341
PENSACOLA, FL 32534

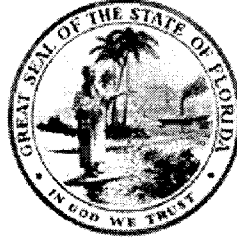
9171 9690 0935 0128 0631 44

HEATHER L. MCELVEEN [0325-68]
P.O. BOX 10341
PENSACOLA, FL 32534

9171 9690 0935 0128 0631 51

✓
Contact
CVR

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

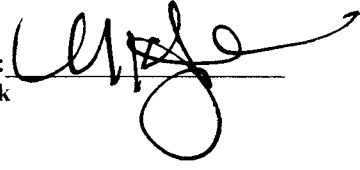
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 102389000 Certificate Number: 004960 of 2022**

**Payor: HEATHER L MCELVEEN 7296 FRANK REEDER RD PENSACOLA, FL 32526 Date
2/13/2025**

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$531.24
Tax Collector's Total	\$2,947.81
Postage	\$32.80
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$3,528.85

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

Reduced
3484.13

**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>**

2/13/2025



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 – 03-05-2025 – TAX CERTIFICATE #04960

in the CIRCUIT Court

was published in said newspaper in the issues of

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.02.20 10:06:31 -06'00'

PUBLISHER

Sworn to and subscribed before me this 20TH day of FEBRUARY
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00001890CD579360064AAE, cn=Heather Tuttle
Date: 2025.02.20 10:16:38 -06'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

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TAX ACCOUNT NUMBER 102389000
(0325-68)

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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 March, which is the 5th day of March 2025.

Dated this 27th day of January 2025.

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-01-30-02-06-13-20-2025