

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 7, 2014 / 140622

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4456.0000**, issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 07-1397-000**

Certificate Holder:
CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, LOUISIANA 70154

Property Owner:
HOFFMAN NICOLE 50% INT & DELMONICO JACOB 50% INT
12880 HARTUNG AVE
PENSACOLA, FLORIDA 32506

Legal Description:
LT 11 LILLIAN HTS PB 2 P 3 OR 6207 P 1329 CA 169

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	4456.0000	06/01/12	\$450.75	\$0.00	\$170.91	\$621.66

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	3751.0000	06/01/14	\$436.99	\$6.25	\$21.85	\$465.09
2013	4087.0000	06/01/13	\$441.35	\$6.25	\$22.07	\$469.67
2011	4584.0000	06/01/11	\$107.50	\$6.25	\$59.66	\$173.41

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$1,729.83
\$0.00
\$250.00
\$75.00
\$2,054.83
\$2,054.83
\$6.25

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Date of Sale:

April 16, 2015

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, Louisiana, 70154**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
4456.0000	07-1397-000	06/01/2012	LT 11 LILLIAN HTS PB 2 P 3 OR 6207 P 1329 CA 169

2013 TAX ROLL

HOFFMAN NICOLE 50% INT & DELMONICO
JACOB 50% INT
12880 HARTUNG AVE
PENSACOLA , Florida 32506

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

rmctl2013 (Matt Sheehan)
Applicant's Signature

07/07/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11826

January 13, 2015

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 01-13-1995, through 01-13-2015, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Nicole Hoffman and Jacob Delmonico

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

January 13, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11826

January 13, 2015

Lot 11, Lillian Heights, as per plat thereof, recorded in Plat Book 2, Page 3, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11826

January 13, 2015

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2011-2013 delinquent. The assessed value is \$21,405.00. Tax ID 07-1397-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 4-6-2015

TAX ACCOUNT NO.: 07-1397-000

CERTIFICATE NO.: 2012-4456

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

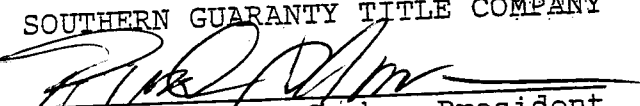
Nicole Hoffman
12880 Hartung Ave.
Pensacola, FL 32506

Jacob Delmonico
2727 Kepler Ave.
Pensacola, FL 32507

Unknown Tenants
35 Queens Court
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 2015.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

Electronically Filed 04/22/2013 12:40:21 PM ET

IN THE CIRCUIT COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: The Estate of

PETER JAMES DELMONICO,

CASE NO.: 2010-CP-972

Division: "D"

Deceased.

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2013 APR 26 P 2:42
PROBATE DIVISION
FILED & RECORDED

ORDER DETERMINING HOMESTEAD STATUS
OF REAL PROPERTY

(Intestate - lineal descendants, no spouse - exempt from claims)

On the petition of NICOLE HOFFMAN for an order determining homestead status of real property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the Court finds that:

1. The Decedent died intestate and was domiciled in Escambia County, Florida;
2. The Decedent was not survived by a spouse.
3. The Decedent was survived by one or more descendants.
4. At the time of death, the Decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following described property (the "Property"):

35 Queens Court, Pensacola, Florida 32506

Lot 11, Lillian Heights, a subdivision in Escambia County,
Florida, according to Plat of said subdivision in Plat Book 2 at
Page 3, of the Public Records of Escambia County, Florida.

Property Appraiser's Parcel ID No. 34-2S-30-1091-0000-11

constituted the homestead of the Decedent within the meaning of Section 4 of Article X of the
Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property descended and the constitutional

Case: 2010 CP 000972



00032085492

Dkt: CPODHP Pg#:

exemption from the claims of decedent's creditors inured to the following descendants:

NAME & ADDRESS	RELATIONSHIP	SHARE
Nicole Hoffman 12880 Hartung Ave. Pensacola, FL 32506	Daughter	50%
Jacob Delmonico 2727 Kepler Ave. Pensacola, FL 32507	Son	50%

ADJUDGED FURTHER that the Personal Representative is authorized and directed to surrender all of the Property which may be in the possession or control of the Personal Representative to the persons named above, and that the Personal Representative shall have no further responsibility with respect to it.

ORDERED on April 26, 2013.



CIRCUIT JUDGE

Conformed copy furnished to:

Susan Crockett Batson, Esq.

This Document Prepared By and Return to:

Edsel F. Matthews, Jr., P.A.
308 S. Jefferson Street
Pensacola, FL 32502

Parcel ID Number: 3428301091000011

Warranty Deed

This Indenture, Made this 24th day of August, 2007 A.D., Between
David R. Matthey and Mary W. Matthey, Trustees of the David R. Matthey
Revocable Trust dated October 1, 2004
of the County of Escambia, State of Florida, grantor, and
Peter Delmonico
whose address is: 35 Queens Court, Pensacola, FL 32506
of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of Escambia State of Florida to wit:

Lot 11, Lillian Heights, a subdivision in Escambia County, Florida,
according to Plat of said subdivision in Plat Book 2 at Page 3, of the
Public Records of Escambia County, Florida.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described
property and therefore expresses no opinion as to condition of title.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2006.

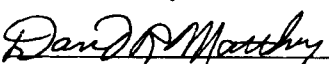
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

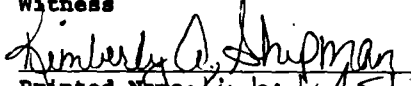
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

David R. Matthey Revocable Trust
dated October 1, 2004


Printed Name: Lisa Novatka
Witness

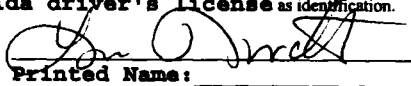
By:  (Seal)
David R. Matthey, Trustee
P.O. Address: 2625 Jarada Avenue, Pensacola, FL 32526

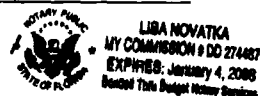

Printed Name: Kimberly A. Shipman
Witness

By:  (Seal)
Mary W. Matthey, Trustee
P.O. Address: 2625 Jarada Avenue, Pensacola, FL 32526

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 24th day of August, 2007 by
David R. Matthey, Trustee and Mary W. Matthey, Trustee on behalf of said
Florida trust
who are personally known to me or who have produced their Florida driver's license as identification.


Printed Name: _____
Notary Public
My Commission Expires: 1



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: 071397000 Certificate Number: 004456 of 2012**

Payor: SANDRA K VOGT 30 QUEENS CT PENSACOLA FL 32506 Date 02/23/2015

Clerk's Check #	1	Clerk's Total	\$534.59	2456.30
Tax Collector Check #	1	Tax Collector's Total	\$2,938.48	
		Postage	\$62.45	
		Researcher Copies	\$3.00	
		Total Received	\$2,908.52	2459.30

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
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 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 # 2012 TD 004456

Redeemed Date 02/23/2015

Name SANDRA K VOGT 30 QUEENS CT PENSACOLA FL 32506

Clerk's Total = TAXDEED	\$534.59
Due Tax Collector = TAXDEED	\$2,338.48
Postage = TD2	\$32.45
ResearcherCopies = TD6	\$3.00

2456.30

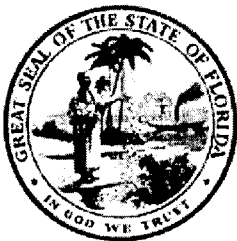
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator
Account: 071397000 Certificate Number: 004456 of 2012

Redemption Yes ▾ Application Date 07/07/2014 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/06/2015	Redemption Date 02/25/2015
Months	9	7
Tax Collector	\$2,054.83	\$2,054.83
Tax Collector Interest	\$277.40	\$215.76
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,338.48	\$2,276.84 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$63.59	\$49.46
Total Clerk	\$534.59	\$520.46 CH
Postage	\$32.45	\$0.00
Researcher Copies	\$3.00	\$3.00
Total Redemption Amount	\$2,908.52	\$2,800.30
	Repayment Overpayment Refund Amount	\$108.22

SHERIFF 120.00
2/23/15 NICOLE HOFFMAN CALLED STATING SHE AND HER BROTHER
Notes SOLD THIS HOME TO A COUPLE NAMED JOHN C AND SANDRA K VOGT

Submit

Reset

Print Preview



Chris Jones
Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

◆ Navigate Mode ☒ Account ☐ Reference ◆

[Printer Friendly Version](#)

General Information

Reference: 342S301091000011
Account: 071397000
Owners: HOFFMAN NICOLE 50% INT &
DELMONICO JACOB 50% INT
Mail: 12880 HARTUNG AVE
PENSACOLA, FL 32506
Situs: 35 QUEENS CT 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

2013 Certified Roll Assessment

Improvements: \$15,480
Land: \$4,275
Total: \$19,755
Save Our Homes: \$0

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/26/2013	7008	1665	\$100	CJ	View Instr
08/2007	6207	1329	\$25,000	WD	View Instr
04/2006	5890	1106	\$18,900	WD	View Instr
06/2004	5453	1420	\$14,000	QC	View Instr
04/2002	4884	1882	\$15,000	WD	View Instr
09/1986	2284	167	\$100	CJ	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2013 Certified Roll Exemptions

None

Legal Description

LT 11 LILLIAN HTS PB 2 P 3 OR 7008 P 1665 CA 169

Extra Features

None

**Parcel
Information**

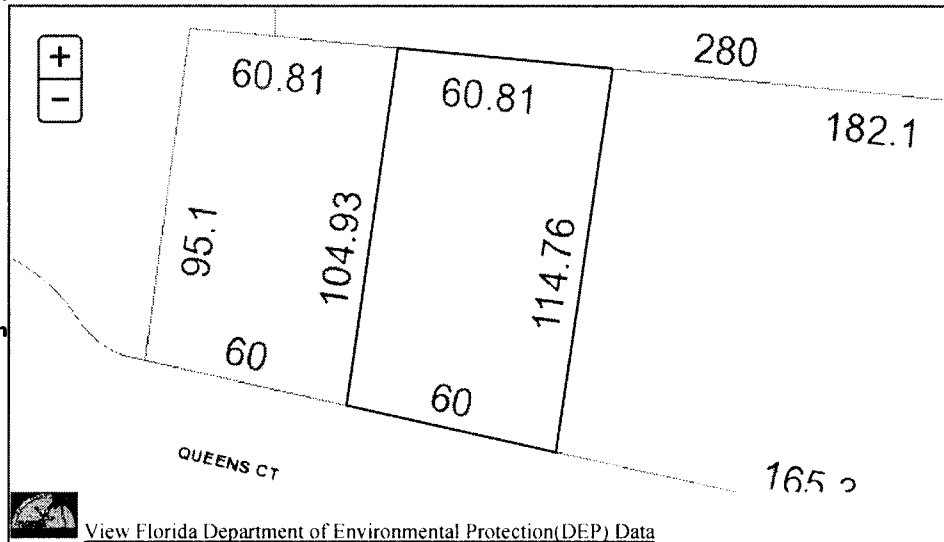
[Launch Interactive Map](#)

**Section
Map Id:**
CA169

**Approx.
Acreage:**
0.1500

Zoned:
C-1

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



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

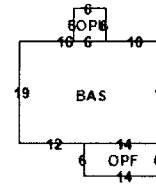
Buildings

Building 1 - Address:35 QUEENS CT, Year Built: 1944, Effective Year: 1944

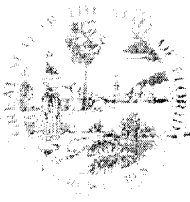
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1.00
EXTERIOR WALL-BRICK-FACE
FLOOR COVER-ASPHALT TILE

 Areas - 614 Total SF
BASE AREA - 494
OPEN PORCH FIN - 84
OPEN PORCH UNF - 36



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.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

February 26, 2015

CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS LA 70154

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2012 TD 004456	\$471.00	\$49.46	\$520.46
TOTAL			\$520.46

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

A handwritten signature in black ink, appearing to read "Emily Hogg", is written over the printed name.

Emily Hogg
Tax Deed Division