

17.341

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700246

Date of Tax Deed Application

Apr 25, 2017

This is to certify that **TAX EASE FUNDING 2016-1 LLC**, holder of **Tax Sale Certificate Number 2013 / 2868**, Issued the 1st Day of June, 2013 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **05-3048-000**

Cert Holder:

TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400 DALLAS, TX 75254

Property Owner:

OVERTON LADONICE
4402 FLORELLE WAY
PENSACOLA, FL 32505
 LT 12 BLK 4 MONTCLAIR UNIT NO 1 PB 4 P 63 DB 495 P 6 OR
 5968 P 1601 SEC 10/12 T 2S R 30

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2013/2868	05-3048-000	06/01/2013	295.80	14.79	310.59

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/2373	05-3048-000	06/01/2016	269.35	6.25	24.24	299.84
2015/2656	05-3048-000	06/01/2015	257.50	6.25	46.35	310.10
2014/2493	05-3048-000	06/01/2014	256.76	6.25	88.58	351.59

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

1,272.12
 0.00
 207.47
 200.00
 175.00

 1,854.59

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- Total Amount to Redeem

15,361

 6.25

Done this the 1st day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 7, 2017

By *Condice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

05-3048-000 2013

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700246

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254,

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
05-3048-000	2013/2868	06-01-2013	LT 12 BLK 4 MONTCLAIR UNIT NO 1 PB 4 P 63 DB 495 P 6 OR 5968 P 1601 SEC 10/12 T 2S R 30

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, ownership and encumbrance 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
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254

04-25-2017
Application Date

Applicant's signature



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: 102S301000012004
Account: 053048000
Owners: OVERTON LADONICE
Mail: 4402 FLORELLE WAY
 PENSACOLA, FL 32505
Situs: 4402 FLORELLE WAY 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$4,500	\$26,222	\$30,722	\$30,722
2015	\$4,500	\$27,563	\$32,063	\$32,063
2014	\$4,500	\$27,472	\$31,972	\$31,972

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date Book Page Value Type **Official Records (New Window)**
 08/2006 5968 1601 \$100 CJ [View Instr](#)
 Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2016 Certified Roll Exemptions

HOMESTEAD EXEMPTION, WIDOW

Legal Description

LT 12 BLK 4 MONTCLAIR UNIT NO 1 PB 4 P 63 DB 495 P
 6 OR 5968 P 1601 SEC 10/12 T 2S R 30

Extra Features

FRAME BUILDING

Parcel Information

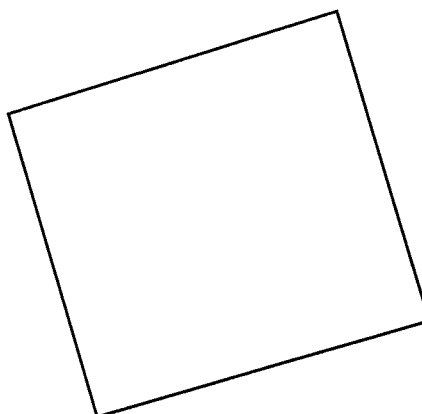
[Launch Interactive Map](#)

Section Map Id:
 46-1S-30-2

Approx. Acreage:
 0.2130

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 4402 FLORELLE WAY, Year Built: 1958, Effective Year: 1958

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1

ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-FLAT/SHED
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

Areas - 1646 Total SF

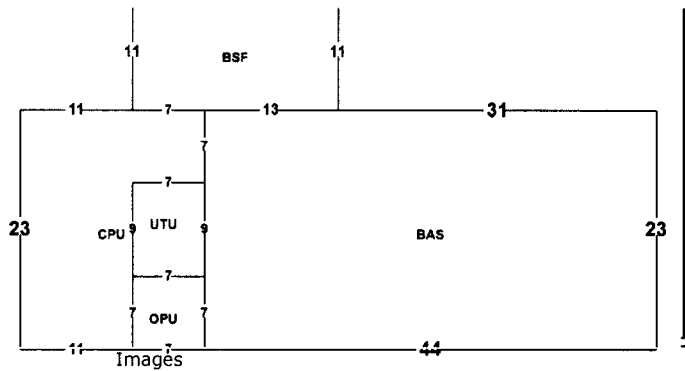
BASE AREA - 1012

BASE SEMI FIN - 220

CARPORT UNF - 302

OPEN PORCH UNF - 49

UTILITY UNF - 63



12/30/02

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:05/08/2017 (tc.2085)

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: 053048000 Certificate Number: 002868 of 2013**

**Payor: GLORIA CHRISTINE WILSON 4402 FLORELLE WAY PENSACOLA, FL 32505 Date
05/23/2017**

Clerk's Check #	1	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$1,972.12
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,549.12

**PAM CHILDERS
Clerk of the Circuit Court**

Received By:
Deputy Clerk

Hiltney Coppage

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 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 # 2013 TD 002868

Redeemed Date 05/23/2017

Name GLORIA CHRISTINE WILSON 4402 FLORELLE WAY PENSACOLA, FL 32505

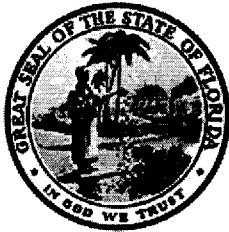
Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$1,972.12
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 053048000 Certificate Number: 002868 of 2013

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/07/2017	Redemption Date 05/23/2017
Months	4	1
Tax Collector	\$1,854.59	\$1,854.59
Tax Collector Interest	\$111.28	\$27.82
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,972.12	\$1,888.66 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.00	\$6.75
Total Clerk	\$477.00	\$456.75 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,549.12	\$2,345.41
	Repayment Overpayment Refund Amount	$203.71 + 120 + 200 =$

Notes



OTC - Receipt

Your payment has been successfully processed

OTC Receipt Number: 18632197

05/23/2017 02:01 PM

Service Information

Payment Amount

Amount: \$2549.12

Service Fee: \$89.22

Total: \$2638.34

Credit Card Info

Name on Card: WILSON GLORIA

Card Number: ***7438**

There is a non-refundable 3.5% fee per transaction to provide this service.

This service fee is charged by MyFloridaCounty.com.

Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details.

For information on refunds or for general inquiries, please call customer support on (877) 326 8689.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 31, 2017

GLORIA CHRISTINE WILSON
4402 FLORELLE WAY
PENSACOLA FL 32505

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2013 TD 002868

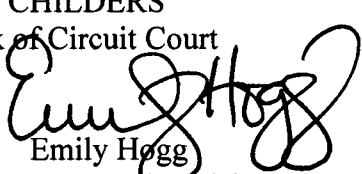
\$523.71

TOTAL \$523.71

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 1, 2017

TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS TX 75254

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
2013 TD 002868	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

17-361
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13589

May 5, 2017

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 05-05-1997, through 05-05-2017, and said search reveals the following:

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

Ladonice Overton

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: 

May 5, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13589

May 5, 2017

Lot 12, Block 4, Montclair Unit No. 1, as per plat thereof, recorded in Plat Book 4, Page 63, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13589

May 5, 2017

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

1. Taxes for the year 2012-2016 delinquent. The assessed value is \$30,722.00. Tax ID 05-3048-000.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-7-2017

TAX ACCOUNT NO.: 05-3048-000

CERTIFICATE NO.: 2013-2868

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

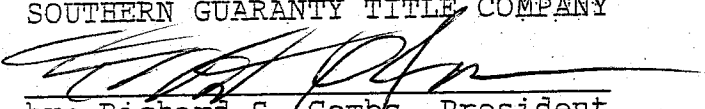
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2016 tax year.

LaDoncie Overton, if alive, or her estate if deceased
4402 Florelle Way
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 9th day of May, 2017.

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.

175
26.70
14.85
4330

DEED 495 PAGE 6

CORPORATION WARRANTY DEED

State of Florida,
Escambia County

4402 Florella Way

Know All Men By These Presents, That MONTCLAIR HOMES, INC., a Florida corporation for and in consideration of Ten Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto

Don Harvey Overton and wife, La Donice Overton

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

Lot 12, Block 4, in MONTCLAIR Unit No.1, a subdivision according to plat filed in Plat Book 4, at Page 63, of the public records of Escambia County, Florida.

Subject to Restrictive Covenants as recorded in current Public Records of Escambia County, Florida, in Deed Book 484, at Page 42, and Easement recorded in Deed Book 476, at Page 703.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And the said corporation covenants that it is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free from encumbrances, and that it, its successors and assigns, the said grantees, their 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, the said corporation, grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents causing its name to be signed by its President, and its corporate seal to be affixed hereto this 1st day of August, A.D. 1958.

MONTCLAIR HOMES, INC. (SEAL)

By Russell V. Tinney
Russell V. Tinney, President

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the subscriber, duly commissioned, qualified and acting as Notary Public, in and for said State and County, personally appeared Russell V. Tinney, known to me to be the individual described by said name who executed the foregoing instrument, and to be the President of MONTCLAIR HOMES, INC., a corporation, and acknowledged and declared that he as President of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and official seal this 1st day of August, A.D. 1958.

024634

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON
SEP 8 5 01 PM '58
IN BOOK 4 PAGE 102 AND 103
LANGLEY HELL, CLERK
CIRCUIT COURT

William K. Meyer
Notary Public State of Florida at Large

My Commission expires

WILLIAM K. MEYER, NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 7, 1960