17-108

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600612

Date of Tax Deed Application
Nov 28, 2016

This is to certify that **TC 13, LLC WWW.BUYTHISTAXLIEN.COM**, holder of **Tax Sale Certificate Number 2013 / 4138**, Issued the 1st Day of June, 2013 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **07-1977-000**

Cert Holder:
TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 SPO BOX 173017
TAMPA, FL 33672

Property Owner:
ANDERSON MATTIE R HAIRELSON
1109 N 50TH AVE
PENSACOLA, FL 32506
LT 8 BLK 18 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 2004 P 747
CA 187

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
2013/4138	07-1977-000	06/01/2013	723.23	36.16	759.39

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
2016/3724	07-1977-000	06/01/2016	1,220.87	6.25	109.88	1,337.00
2015/4082	07-1977-000	06/01/2015	749.37	6.25	202.33	957.95
2014/3815	07-1977-000	06/01/2014	715.20	6.25	250.32	971.77
2012/4513	07-1977-000	06/01/2012	129.57	6.25	104.95	240.77
2011/4635	07-1977-000	06/01/2011	128.36	6.25	127.08	261.69

Amounts Certified by Tax Collector (Lines 1-7):	**Total Amount Paid**
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	4,528.57
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	629.53
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	5,533.10

Amounts Certified by Clerk of Court (Lines 8-15):	**Total Amount Paid**
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 20th day of December, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: March 6, 2017 By Jonathan Johnson, Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
07-1977-000 2013

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application Number 1600612

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S
PO BOX 173017
TAMPA, FL 33672

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

Certificate No.	Date	Legal Description
2013/ 4138	06-01-2013	LT 8 BLK 18 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 2004 P 747 CA 187

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file
Applicant's Signature

11-28-2016
Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	342S301152008018
Account:	071977000
Owners:	ANDERSON MATTIE R HAIRELSON
Mail:	1109 N 50TH AVE PENSACOLA, FL 32506
Situs:	1109 N 50TH AVE 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

Assessments

Year	Land	Imprv	Total	Cap Val
2016	$7,000	$29,398	$36,398	$36,398
2015	$11,400	$27,820	$39,220	$39,220
2014	$11,400	$27,617	$39,017	$39,017

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/1984	2004	747	$13,700	WD	View Instr
07/1984	1942	777	$17,500	WD	View Instr
02/1979	1303	330	$17,500	WD	View Instr
01/1976	1060	520	$12,000	WD	View Instr

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

2016 Certified Roll Exemptions

Legal Description

LT 8 BLK 18 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 2004 P 747 CA 187

Extra Features

FRAME BUILDING

Parcel Information

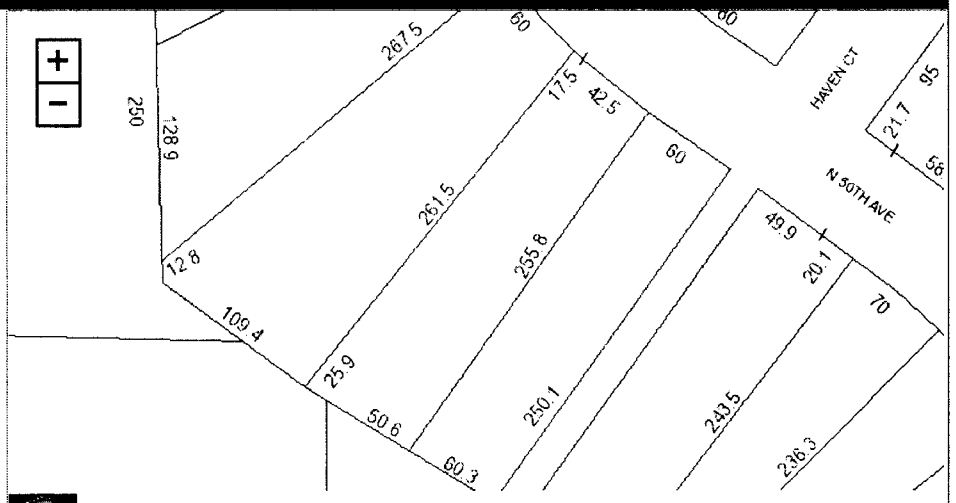
Launch Interactive Map

Section Map Id:
CA187

Approx. Acreage:
0.3769

Zoned:
MDR

Evacuation & Flood Information
Open Report



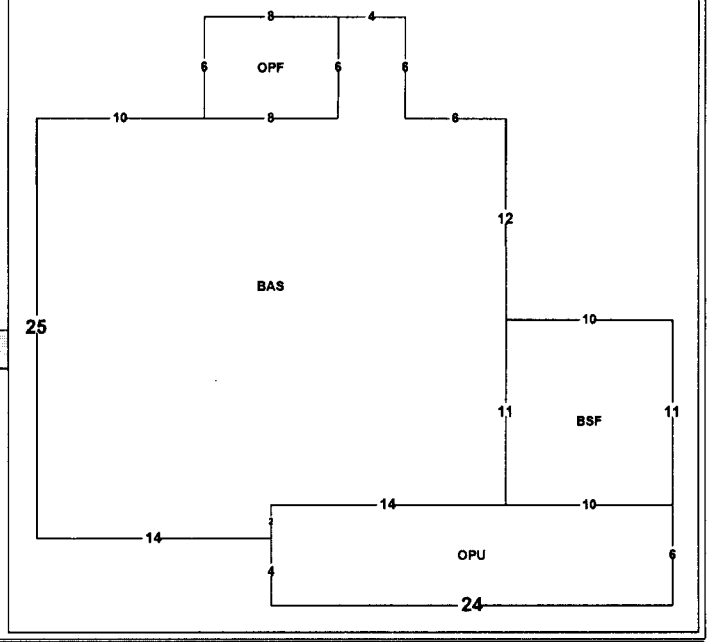
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:1109 N 50TH AVE, Year Built: 1953, Effective Year: 1953

Structural Elements
DECOR/MILLWORK AVERAGE
DWELLING UNITS 1
EXTERIOR WALL VINYL SIDING

FLOOR COVER-*HARDWOOD/PARQET*
FOUNDATION-*WOOD/SUB FLOOR*
HEAT/AIR-*WALL/FLOOR FURN*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



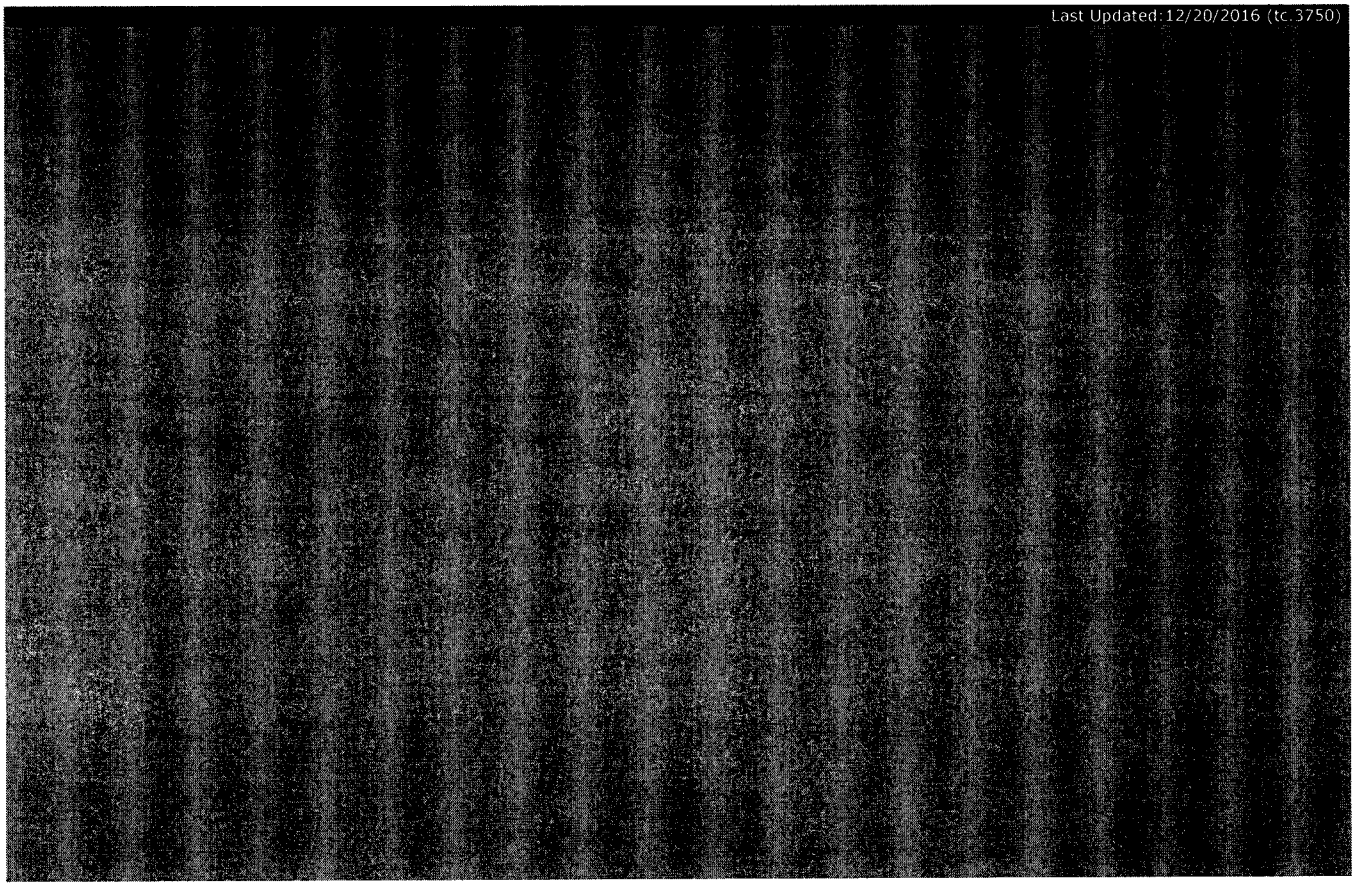
Areas - 998 Total SF
BASE AREA - *696*
BASE SEMI FIN - *110*
OPEN PORCH FIN - *48*
OPEN PORCH UNF - *144*

Images



7/13/16

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.



17-108

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.: 13280 January 10, 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 01-10-1997, through 01-10-2017, and said search reveals the following:

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

   Mattie R. Hairelson Anderson AKA Mattie R. Hairelson

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 10, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13280

January 10, 2017

Lot 8, Block 18, Second Addition to Pen Haven, as per plat thereof, recorded in Plat Book 3, Page 25, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13280 January 10, 2017

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4316, page 1807.

2. Taxes for the year 2012-2016 delinquent. The assessed value is $36,398.00. Tax ID 07-1977-000.

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: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-6-2017

TAX ACCOUNT NO.: 07-1977-000

CERTIFICATE NO.: 2013-4138

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, 221 Palafox Place, 4th Floor/ 190 Governmental Center, 32502
___	X	Homestead for _____ tax year.

Mattie R. Hairelson Anderson aka
Mattie R. Hairelson
1109 N. 50th Ave.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 10th day of January, 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.

5.00
65.25
70.25

O.R. 2004 PAGE 747

Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That JOHN R. AND MINNIE L. ZWATSCHKA

for and in consideration of TEN DOLLARS AND NO/100 ($10.00) AND OTHER CONSIDERATIONS ✓ DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto MATTIE R. HAIRELSON

1109 N. 50th
Pensacola 32506

HER 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 8 BLOCK 18, SECOND ADDITION TO PEN HAVEN, A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT BOOK 3, PAGE 25, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

ESCAMBIA COUNTY
DEC 84 0 1 1
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
DEC 31 '84
P.O. 11131
65.25

DEC 28 4 54 PM '84
FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

338765

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

And THEY covenant that THEY well seized of an indefeasable estate in fee simple in the said property, and hA VE a good right to convey the same; [redacted], and that THEIR heirs, executors and administrators, the said grantee, HER 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 hands and seals this 27th day of DECEMBER A.D. 1984 JRZ JRZ

Signed, sealed and delivered in the presence of

John R Zwatschka (SEAL)
JOHN R. ZWATSCHKA

Minnie L Zwatschka (SEAL)
MINNIE L. ZWATSCHKA

(SEAL)

(SEAL)

(SEAL)

Joseph R. Miller
JOSEPH R. MILLER

Paul S. Owens
PAUL S. OWENS

State of Florida
Escambia County

Before the subscriber personally appeared JOHN R. ZWATSCHKA and MINNIE L. ZWATSCHKA his wife, known to me, and known to me to be the individuals described by said names 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 27th day of December 1984

Bonnie A Leach
BONNIE A LEACH
Notary Public

My commission expires 12-3-87

This instrument was prepared by:
PATRICIA A. BAILEY
3001 W. DESOTO ST.
Address PENSACOLA, FLA. 32505

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: 071977000 Certificate Number: 004138 of 2013

Payor: CHERI ANDERSON PEEBLES PO BOX 4783 SANTA ROSA BEACH FL 32459 **Date** 01/18/2017

Clerk's Check #	200637559	Clerk's Total	$477.00
Tax Collector Check #	1	Tax Collector's Total	$5,871.34
		Postage	$10.24
		Researcher Copies	$1.00
		Total Received	~~$6,359.58~~

5848.84

5848.84

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

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 004138
Redeemed Date 01/18/2017
Name CHERI ANDERSON PEEBLES PO BOX 4783 SANTA ROSA BEACH FL 32459

Clerk's Total = TAXDEED	$477.00
Due Tax Collector = TAXDEED	$5,871.34 5848.84
Postage = TD2	$10.24
ResearcherCopies = TD6	$1.00

• 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 | Sold To | Redeem | Forms | Courtview | Benchmark

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 071977000 Certificate Number: 004138 of 2013

Redemption: No | Application Date: 11/28/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/06/2017	Redemption Date 01/18/2017
Months	4	2
Tax Collector	$5,533.10	$5,533.10
Tax Collector Interest	$331.99	$165.99
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$5,871.34	$5,705.34 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$27.00	~~$13.50~~
Total Clerk	$477.00	$463.50 CH
Postage	$10.24	$0.00
Researcher Copies	$1.00	$0.00
Total Redemption Amount	$6,359.58	$6,168.84
	Repayment Overpayment Refund Amount	$190.74

Notes

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 24, 2017

TC 13 LLC WWW.BUYTHISTAXLIEN.COM
PO BOX 173017
TAMPA FL 33672

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 004138	$450.00	$13.50	$463.50

TOTAL $463.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:
Emily Hogg
Tax Deed Division