

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number**  
Jun 29, 2015 / 150267

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 5239.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 09-2096-000**

**Certificate Holder:**

AM CERT LLC AND ABRTL LLC PART CITIBANK, N.A., AS  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, CALIFORNIA 92121

**Property Owner:**

SEYFERT FLORA M  
371 HILLCREST LN  
SPRINGVILLE, INDIANA 47462

**Legal Description:**

LT 17 BLK B AVONDALE S/D PB 5 P 32 OR 1736 P 548 OR 2419 P 966

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
2013	5239.0000	06/01/13	\$775.50	\$0.00	\$38.78	\$814.28

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

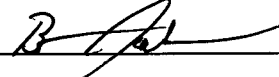
Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2015	5281.0000	06/01/15	\$808.81	\$6.25	\$40.44	\$855.50
2014	4879.0000	06/01/14	\$766.78	\$6.25	\$38.34	\$811.37
2012	5748.0000	06/01/12	\$885.67	\$6.25	\$129.71	\$1,021.63

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

\$3,502.78
\$0.00
\$200.00
\$125.00
\$3,827.78
\$3,827.78
\$6.25

\*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 10/5/15

\* 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,

**AM CERT LLC AND ABRTL LLC PART CITIBANK,  
N.A., AS  
4747 EXECUTIVE DR., STE 510  
SAN DIEGO, California, 92121**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
5239.0000	09-2096-000	06/01/2013	LT 17 BLK B AVONDALE S/D PB 5 P 32 OR 1736 P 548 OR 2419 P 966

**2014 TAX ROLL**

SEYFERT FLORA M  
371 HILLCREST LN  
SPRINGVILLE , Indiana 47462

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.

jsherpa (John Lemkey)

Applicant's Signature

06/29/2015

Date



# 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:** 012S312000017002  
**Account:** 092096000  
**Owners:** SEYFERT FLORA M  
**Mail:** 371 HILLCREST LN  
 SPRINGVILLE, IN 47462  
**Situs:** 4669 OAKLAND CIR 32526  
**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
2014	\$9,500	\$33,124	\$42,624	\$42,624
2013	\$9,500	\$29,955	\$39,455	\$39,455
2012	\$9,500	\$29,955	\$39,455	\$39,455

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/1983	1736	548	\$35,100	WD	<a href="#">View Instr</a>
01/1973	677	862	\$12,700	WD	<a href="#">View Instr</a>
01/1971	571	678	\$10,000	WD	<a href="#">View Instr</a>
01/1971	529	471	\$100	SM	<a href="#">View Instr</a>

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

## 2014 Certified Roll Exemptions

None

## Legal Description

LT 17 BLK B AVONDALE S/D PB 5 P 32 OR 1736 P 548  
 OR 2419 P 9 66

## Extra Features

FRAME GARAGE

## Parcel Information

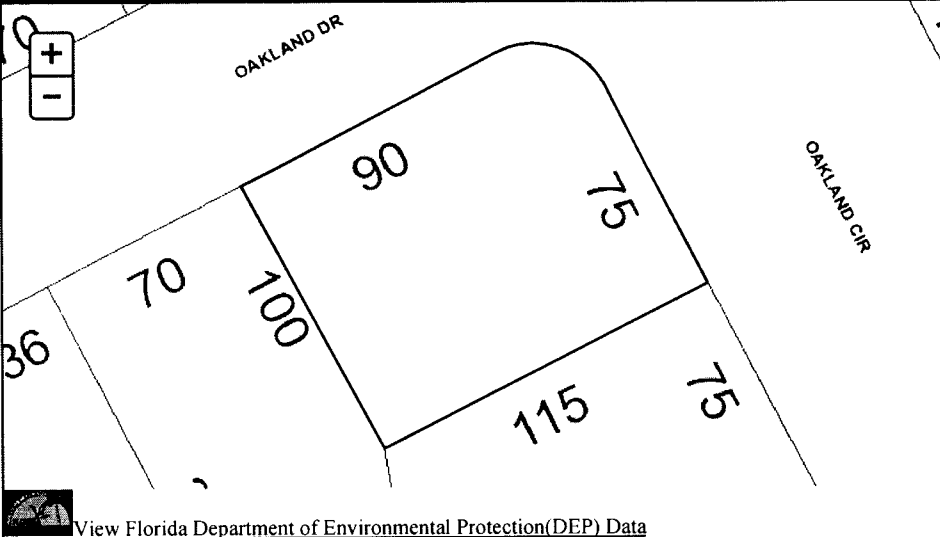
[Launch Interactive Map](#)

**Section Map Id:**  
 01-25-31-2

**Approx. Acreage:**  
 0.2600

**Zoned:**   
 MDR

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



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

## Buildings

Address: 4669 OAKLAND CIR, Year Built: 1959, Effective Year: 1959

## Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-VINYL SIDING  
 FLOOR COVER-VINYL ASBESTOS  
 FOUNDATION-SLAB ON GRADE  
 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

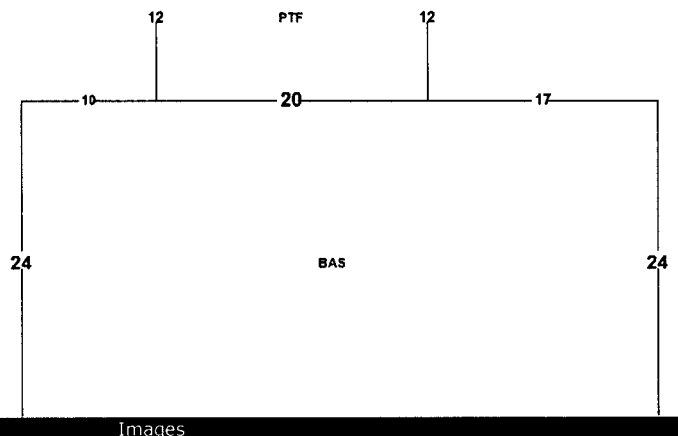


Areas - 1468 Total SF

BASE AREA - 1128

OPEN PORCH FIN - 100

PATIO FINISHED - 240



7/7/14

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:07/20/2015 (tc.5669)

15-645

# **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.: 12277

July 20, 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 07-17-1995, through 07-17-2015, and said search reveals the following:

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

Flora M. Seyfert

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: 

July 20, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12277

July 20, 2015

**Lot 17, Block B, Avondale, as per plat thereof, recorded in Plat Book 5, Page 32, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12277

July 20, 2015

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 4456, page 446.
2. Taxes for the year 2011-2014 delinquent. The assessed value is \$42,624.00. Tax ID 09-2096-000.

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.

Email: rcsgrt@aol.com

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



950  
500  
950

QUIT CLAIM DEED

This instrument prepared by:  
Joel M. Cohen  
of Joel M. Cohen  
South Alameda Street  
Pensacola, Florida 32501  
904/434-5524

State of Florida,

ESCAMBIA County

Know All Men By These Presents, That ROBERT EMMET SEYFERT AND  
FLORA M. SEYFERT

for and in consideration of  
Ten Dollars & 00/100-----DOLLARS,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto  
FLORA M. SEYFERT

Box 297 FBPO  
Norfolk, Va 23593

HER heirs, executors, administrators and assigns, forever, the following described property, situated  
in the County of Escambia State of Florida to-wit:  
Lot 17 Block B, Avondale Subdivision  
Subject to Mortgage in Favor of Alliance Mortgage, in Jacksonville  
Florida, which grantee to pay according to terms and hold  
grantor harmless thereon.

D.S. PD. \$ 50  
DATE 6-29-87  
JOE A. FLOWERS, COMPTROLLER  
BY: J. Cantrell D.C.  
CERT. REG. #59-2043328-27-01

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

In WITNESS WHEREOF, have hereunto set hand and seal this 29th  
day of June A. D. 1987  
Robert Seyfert (SEAL)  
Flora Seyfert (SEAL)

Signed, sealed and delivered in the presence of  
Daniel Lewis Nealey  
Serena S. Martello

**State of Florida**

County of Esambia

**This day, before the undersigned, personally appeared.**

to me well known to be the individual\_\_\_\_ described in and who executed the foregoing Deed of Conveyance, and acknowledged that\_\_\_\_\_executed the same for the uses and purposes therein expressed, and the said

...wife of the said

...upon a private examination by me,

held separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily and without fear or apprehension, compulsion or constraint, of or from her said husband, and for the purpose of relinquishing, renouncing and conveying all her rights of whatsoever kind in and to said

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this

**day of**

**A. D., 19**

82

**Notary Public, State of Florida**

~~My Commission Expires Feb. 26, 1989~~

Bonded Thru Troy Fain - Insurance Inc.

**State of Florida,**

**County**

10

# Quit Claim Deed

RECEIVED this \_\_\_\_\_ day

of \_\_\_\_\_ A. D. 19.---

at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,

and Recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_

the day of \_\_\_\_\_ 19\_\_

**Clerk Circuit Court.**

**D.C.**

JAN 8 1970  
JOF A

**JUN 29 4 30 PM '87**

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBAGO COUNTY, ALA.  
ON

558567

**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**

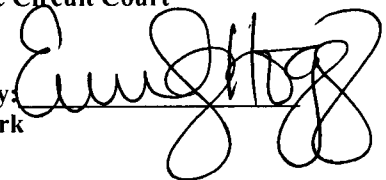
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 092096000 Certificate Number: 005239 of 2013**

**Payor: NAVY FEDERAL CREDIT UNION PO BOX 3000 MERRIFIELD VA 22119      Date  
09/02/2015**

Clerk's Check #	2560	Clerk's Total	\$499.26
Tax Collector Check #	1	Tax Collector's Total	\$4,063.70
		Postage	\$26.92
		Researcher Copies	\$2.00
		Total Received	\$4,591.88

**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  
 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 005239**

**Redeemed Date 09/02/2015**

**Name NAVY FEDERAL CREDIT UNION PO BOX 3000 MERRIFIELD VA 22119**

Clerk's Total = TAXDEED	\$498.26
Due Tax Collector = TAXDEED	\$4,063.70 <b>\$4589.88</b>
Postage = TD2	\$26.92
ResearcherCopies = <del>TD6</del> <b>TD6</b>	\$2.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

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: 092096000 Certificate Number: 005239 of 2013**

Redemption Yes ▾ Application Date 06/29/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/05/2015	Redemption Date 09/02/2015
Months	4	3
Tax Collector	\$3,827.78	\$3,827.78
Tax Collector Interest	\$229.67	\$172.25
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,063.70	\$4,006.28 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$28.26	\$21.20
Total Clerk	\$499.26	\$492.20 CL
Postage	\$26.92	\$26.92
Researcher Copies	\$2.00	\$2.00
Total Redemption Amount	\$4,591.88	\$4,527.40
	Repayment Overpayment Refund Amount	\$64.48 + 26.92 + 120 = \$211.40

ACTUAL SHERIFF \$40.00

8/31/15 Owner called for quote. Mailing payment this week-SB

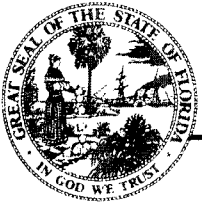
Notes

**Submit**

**Reset**

**Print Preview**

*redeemer*



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 10, 2015

NAVY FEDERAL CREDIT UNION  
PO BOX 3000  
MERRIFIELD VA 22119

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 005239


\$211.40

**TOTAL \$211.40**

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 •

September 10, 2015

AM CERT LLC AND ABRTL LLC PART CITIBANK NA AS COLLATERAL  
4747 EXECUTIVE DR STE 510  
SAN DIEGO CA 92121

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 003084	\$471.00	\$21.20	\$492.20
2013 TD 001973	\$471.00	\$21.20	\$492.20
2013 TD 005239	\$471.00	\$21.20	\$492.20
2013 TD 000510	\$471.00	\$21.20	\$492.20
2013 TD 001301	\$471.00	\$21.20	\$492.20

**TOTAL \$2,461.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

THE ESCAMBIA SUN-PRESS, LLC  
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 SALE  
10/05/2015 - TAX CERTIFICATE # 05239

in the CIRCUIT Court  
was published in said newspaper in the issues of SEPTEMBER 3, 10, 17, 24, 2015

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 County, 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.

PUBLISHER

Sworn to and subscribed before me this 24TH DAY OF  
SEPTEMBER A.D., 2015

PAULA D. TURNER

NOTARY PUBLIC

NOTICE OF APPLICATION FOR  
TAX DEED

NOTICE IS HEREBY GIVEN, That AM CERT LLC AND ABRTL LLC PART CITIBANK NAAS holder of Tax Certificate No. 05239, issued the 1st day of June, A.D., 2013 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 17 BLK B AVONDALE S/D PB 5 P  
32 OR 1736 P 548 OR 2419 P 966

SECTION 01, TOWNSHIP 2 S,  
RANGE 31 W

TAX ACCOUNT NUMBER 092096000  
(15-645)

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

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 Monday in the month of October, which is the 5th day of October 2015.

Dated this 3rd day of September 2015.

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

ogw-4w-09-03-10-17-24-2015

