

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 22, 2015 / 150093

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 5572.0000**, 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: 09-4473-000**

Certificate Holder:
MTAG AS CUSTODIAN FOR CAZ CREE
PO BOX 54303
NEW ORLEANS, LOUISIANA 70154

Property Owner:
OAKES VIVA E POOL
6 N 77TH AVE
PENSACOLA, FLORIDA 32506

Legal Description:
LT 8 BLK 5 OR 155 P 481 1ST ADDN TO FORTE ESTATES PB 6 P 2

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	5572.0000	06/01/13	\$673.84	\$0.00	\$33.69	\$707.53

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	5210.0000	06/01/14	\$674.04	\$6.25	\$33.70	\$713.99

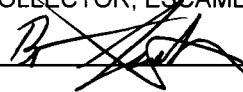
- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2014)
- Ownership and Encumbrance Report Fee
- Tax Deed Application 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

\$1,421.52
\$0.00
\$617.77
\$200.00
\$125.00
\$2,364.29
\$2,364.29
\$34,508.00
\$6.25

*Done this 22nd day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale: 7/6/15

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

DR-512
R.05/88

Application Number: 150093

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**MTAG AS CUSTODIAN FOR CAZ CREE
PO BOX 54303
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
5572.0000	09-4473-000	06/01/2013	LT 8 BLK 5 OR 155 P 481 1ST ADDN TO FORTE ESTATES PB 6 P 2

2014 TAX ROLL

OAKES VIVA E POOL
6 N 77TH 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.

MTAGCaz (Flor Anne Militar)

Applicant's Signature

04/22/2015

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: 202S312100008005
Account: 094473000
Owners: OAKES VIVA E POOL
Mail: 6 N 77TH AVE
PENSACOLA, FL 32506
Situs: 6 N 77TH 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

2014 Certified Roll Assessment

Improvements: \$64,325
Land: \$20,900
Total: \$85,225
Save Our Homes: \$69,016

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date Book Page Value Type Official Records (New Window)

None

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

2014 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 8 BLK 5 OR 155 P 481 1ST AD DN TO FORTE
ESTATES PB 6 P 2

Extra Features

None

Parcel Information

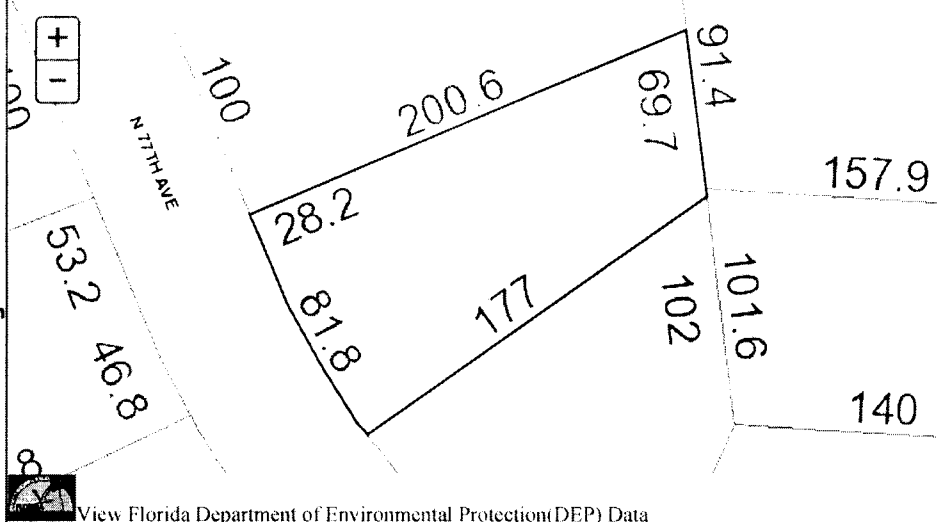
[Launch Interactive Map](#)

Section Map Id:
20-25-31-1

Approx. Acreage:
0.3900

Zoned:
R-1

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 6 N 77TH AVE, Year Built: 1964, Effective Year: 1964

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1

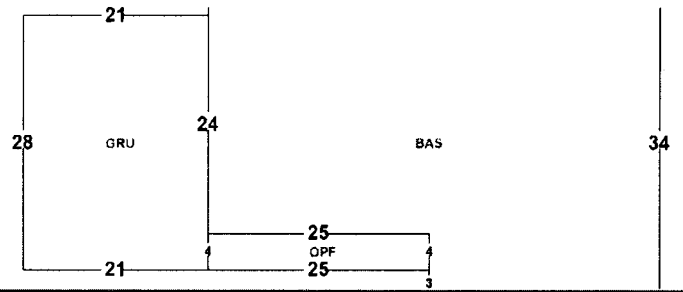
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2247 Total SF

BASE AREA - 1559

GARAGE UNFIN - 588

OPEN PORCH FIN - 100



Images



11/21/02

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:04/30/2015 (tc.55489)

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.: 12087

May 1, 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 05-01-1995, through 05-01-2015, and said search reveals the following:

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

Viva J. Oakes formerly Viva E. Pool

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 1, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12087

May 1, 2015

**Lot 8, Block 5, First Addition to Forte Estates, as per plat thereof, recorded in Plat Book 6, Page 2, of the
Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12087

May 1, 2015

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

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$85,226.00. Tax ID 09-4473-000.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-6-2015

TAX ACCOUNT NO.: 09-4473-000

CERTIFICATE NO.: 2013-5572

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

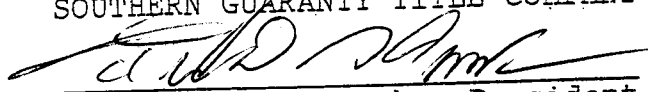
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2014 tax year.

Viva J. Oakes fka
Viva E. Pool, if alive,
or her estate if deceased
6 North 77th Ave.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 1st day of May, 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.

335
500
890
44

155 PAGE 481

PRINTED AND FOR SALE
MAYES PRINTING CO.
PANAMA, FLA.

State of Florida
Escambia County

WARRANTY DEED

6 H. 77th Ave

Know All Men by These Presents: That we, Raymond R. Forte and Margaret D. Forte, husband and wife

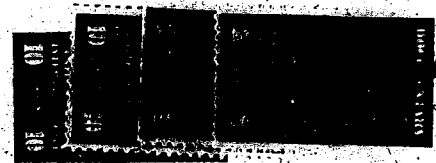
for and in consideration of One Dollar (\$1.00) and other good and valuable consideration

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Thomas E. Pool and Viva E. Pool, husband and wife

their 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 5, First Addition to Forte Estates, described according to plat recorded in Plat Book 6, at page 2, of the Public Records of Escambia County, Florida.

213877



ESCAMBIA COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
APR 16 '94
COMPTROLLER
P.B. 190135
6000

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 we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantee, 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, we have hereunto set our hand and seal this 14 day of April A. D. 19 64.

Signed, sealed and delivered in the presence of
Reuben A. Aubrey (SEAL)
Dane Caton (SEAL)
Margaret D. Forte (SEAL)
Raymond R. Forte (SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Raymond R. Forte and Margaret D. Forte

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 14 day of April, 1964

Dane Caton
Notary Public

My commission expires June 15, 1964

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 05572 of 2013

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 4, 2015, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

VIVA E POOL OAKES AKA VIVA J OAKES
6 N 77TH AVE
PENSACOLA, FL 32506

WITNESS my official seal this 4th day of June 2015.



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 July 6, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MTAG AS CUSTODIAN FOR CAZ CREE holder of Tax Certificate No. 05572, 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 8 BLK 5 OR 155 P 481 1ST AD DN TO FORTE ESTATES PB 6 P 2

SECTION 20, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094473000 (15-472)

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

VIVA E POOL OAKES AKA VIVA J OAKES

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 July, which is the **6th day of July 2015**.

Dated this 4th day of June 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

By:
Emily Hogg
Deputy Clerk

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Post Property:

6 N 77TH AVE 32506



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

VIVA E POOL OAKES AKA VIVA J OAKES
6 N 77TH AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

13/5572

7007 0710 0001 2342 0640

U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	.49
Certified Fee	3.45
Return Receipt Fee (Endorsement Required)	2.80
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	6.74

Postmark Here
JUN 2013

PENSACOLA, FL DOWNTOWN STA
USPS 32502-9978

Sent To	
Street, Apt. or PO Box	VIVA E POOL OAKES AKA VIVA J OAKES [15-472]
City, State,	6 N 77TH AVE PENSACOLA, FL 32506

PS Form 3800, April 2012

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

15-472

Document Number: ECSO15CIV024966NON

Agency Number: 15-008672

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05572 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: VIVA E POOL OAKES AKA VIVA J OAKES

Defendant:

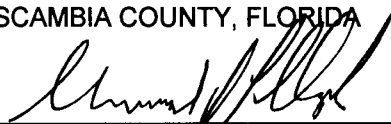
Type of Process: NOTICE OF APPLICATION OF TAX DEED

Received this Writ on 6/4/2015 at 9:43 AM and served same at 8:41 AM on 6/5/2015 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

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6 N 77TH AVE 32506



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 15-472

Document Number: ECSO15CIV025004NON

Agency Number: 15-008615

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05572 2013

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: VIVA E POOL OAKES AKA VIVA J OAKES

Defendant:

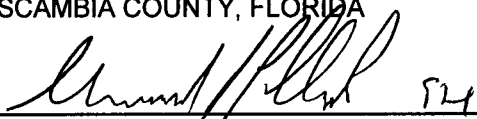
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/4/2015 at 9:49 AM and served same on VIVA E POOL OAKES AKA VIVA J OAKES , in ESCAMBIA COUNTY, FLORIDA, at 8:41 AM on 6/5/2015 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JAMES POULE, SON/RESIDENT, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

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Personal Services:

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6 N 77TH AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

6th day of June 2015

06/04/2015

CERTIFIED MAIL™

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & C
OFFICIAL RECORDS DIVI
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333



7007 0710 0001 2342 0640

neopost®
06/04/2015
US POSTAGE
\$06.73
ZIP 32502
041L11221084



VIVA E POOL OAKES AKA VIVA J
OAKES [15-472]
6 N 77TH AVE
PENSACOLA, FL 32506

322 DE 1009 0006/24/15

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32591033333 *2187-10781-04-40

32591033333

Handwritten: LMS 15
in S. 15
in NW 1/4

Handwritten: 13/5572

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

07/06/2015 - TAX CERTIFICATE # 05572

in the CIRCUIT Court
was published in said newspaper in the issues of
JUNE 4, 11, 18, & 25 2015

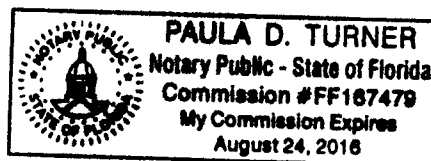
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter 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 25TH
JUNE A.D., 20 15

PAULA D. TURNER

NOTARY PUBLIC



**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That MTAG AS CUSTODIAN FOR CAZ CREE holder of Tax Certificate No. 05572, 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 8 BLK 5 OR 155 P 481 1ST AD DN
TO FORTE ESTATES PB 6 P 2

SECTION 20, TOWNSHIP 2 S,
RANGE 31 W

TAX ACCOUNT NUMBER 094473000
(15-472)

The assessment of the said property under the said certificate issued was in the name of VIVA E POOL OAKES AKA VIVA J OAKES

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 July, which is the 6th day of July 2015.

Dated this 4th day of June 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

oaw-2w-06-04-11-18-25-2015