FORM 513
(r.12/00)

# TAX COLLECTOR'S CERTIFICATION

**Application Date / Number**
**Jul 16, 2015 / 150355**

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 7800.0000** , 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:** 11-3326-505

**Certificate Holder:**
TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S PO Box 173017
TAMPA, FLORIDA 33672

**Property Owner:**
RIVERS FLORA
3057 WOODBURY CIR
CANTONMENT , FLORIDA 32533

**Legal Description:**
LT 6 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 5694 P 1599

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 | 7800.0000 | 06/01/13 | $501.99 | $0.00 | $38.07 | $540.06 |

**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 | 7646.0000 | 06/01/15 | $502.73 | $6.25 | $25.14 | $534.12 |
| 2014 | 7217.0000 | 06/01/14 | $496.84 | $6.25 | $24.84 | $527.93 |

| | |
|---|---|
| 1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County) | $1,602.11 |
| 2. Total of Delinquent Taxes Paid by Tax Deed Application | $0.00 |
| 3. Total of Current Taxes Paid by Tax Deed Applicant | |
| 4. Ownership and Encumbrance Report Fee | $200.00 |
| 5. Tax Deed Application Fee | $125.00 |
| 6. Total Certified by Tax Collector to Clerk of Court | $1,927.11 |
| 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 | $1,927.11 |
| 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. | $24,527.00 |
| 15. Statutory (Opening) Bid; Total of Lines 12 thru 14 | |
| 16. Redemption Fee | $6.25 |
| 17. Total Amount to Redeem | |

*Done this 16th day of July, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Date of Sale: 12/7/15

* 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: 150355**

# Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I, **TC 13, LLC WWW.BUYTHISTAXLIEN.COM WAPN, AS CUSTODIAN FOR TC 13 S TAMPA, Florida, 33672**
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 |
|---|---|---|---|
| 7800.0000 | 11-3326-505 | 06/01/2013 | LT 6 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 5694 P 1599 |

**2014 TAX ROLL**
RIVERS FLORA
3057 WOODBURY CIR
CANTONMENT , Florida 32533

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.

TC13LLCTDA (Cheryl Bernal) — 07/16/2015

Applicant's Signature — Date

# Chris Jones
# Escambia CountyProperty Appraiser



## General Information

| | |
|---|---|
| **Reference:** | 141N311002006005 |
| **Account:** | 113326505 |
| **Owners:** | RIVERS FLORA |
| **Mail:** | 3057 WOODBURY CIR<br>CANTONMENT, FL 32533 |
| **Situs:** | 3057 WOODBURY CIR 32533 |
| **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 | $5,700 | $46,547 | $52,247 | $49,054 |
| 2013 | $5,700 | $42,630 | $48,330 | $48,330 |
| 2012 | $5,700 | $42,630 | $48,330 | $48,330 |

Disclaimer

Amendment 1/Portability Calculations

## Sales Data

| Sale Date | Book | Page | Value | Type | Official Records (New Window) |
|---|---|---|---|---|---|
| 05/2005 | 5694 | 1599 | $27,000 | WD | View Instr |
| 05/1983 | 1772 | 228 | $19,500 | WD | View Instr |
| 01/1978 | 1249 | 518 | $19,400 | WD | View Instr |
| 01/1975 | 960 | 252 | $19,100 | WD | View Instr |

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 6 BLK 5 RE S/D OF CANTONMEN T HEIGHTS PB 3 P 64 OR 5694 P 1599

## Extra Features

None

## Parcel Information

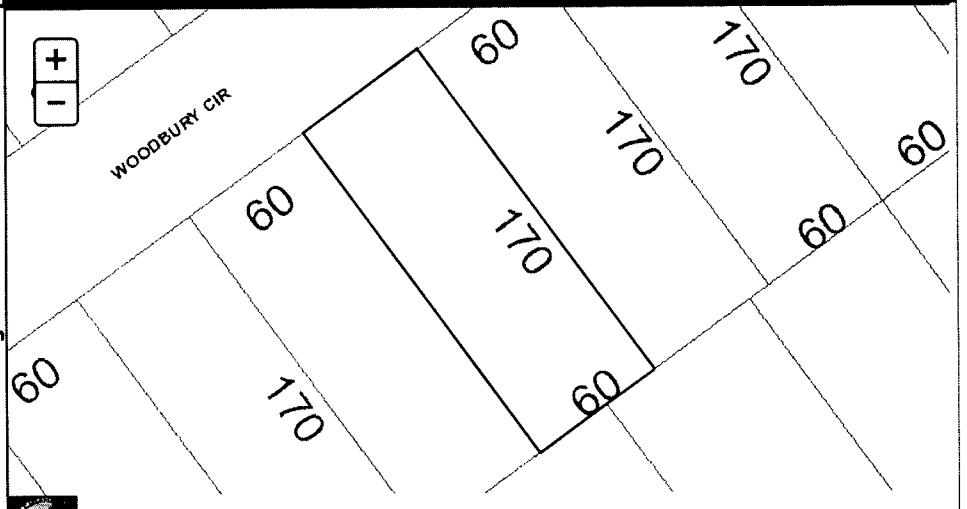
Launch Interactive Map

**Section Map Id:**
14-1N-31-1

**Approx. Acreage:**
0.2300

**Zoned:**
MDR

**Evacuation & Flood Information**
Open Report




View Florida Department of Environmental Protection(DEP) Data

## Buildings

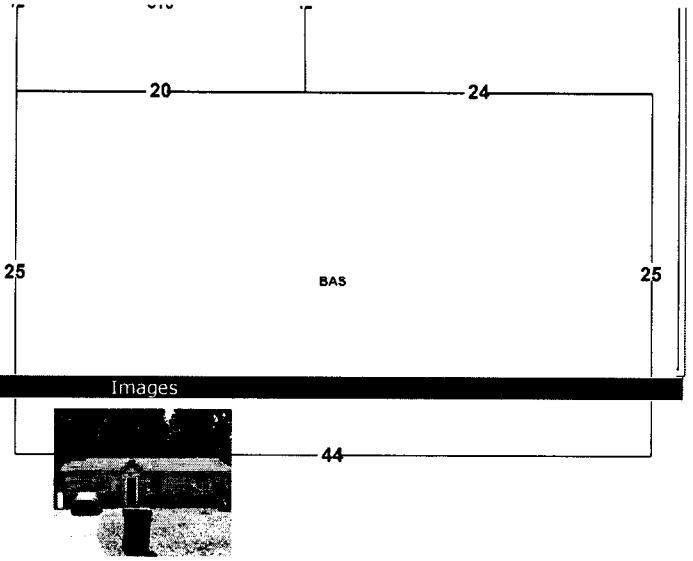
Address:3057 WOODBURY CIR, Year Built: 1975, Effective Year: 1975

Structural Elements

**DECOR/MILLWORK**-*AVERAGE*
**DWELLING UNITS**-*1*
**EXTERIOR WALL**-*BRICK-FACE/VENEER*
**FLOOR COVER**-*CARPET*
**FOUNDATION**-*SLAB ON GRADE*
**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 - 1340 Total SF
**BASE AREA** - *1100*
**UTILITY UNF** - *240*




Images



6/25/15

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:08/04/2015 (tc.1726)

**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: 113326505 Certificate Number: 007800 of 2013

**Payor: FLORA RIVERS 3057 WOODBURY CIR CANTONMENT, FL 32533** **Date** 08/31/2015

| | | | |
|---|---|---|---|
| Clerk's Check # | 4462259816 | Clerk's Total | $506.33 |
| Tax Collector Check # | 1 | Tax Collector's Total | $2,077.89 $2099.34 |
| | | Postage | $60.00 |
| | | Researcher Copies | $40.00 |
| | | Total Received | ~~$2,684.22~~ $2099.34 |

**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 007800**
**Redeemed Date** 08/31/2015
**Name** FLORA RIVERS 3057 WOODBURY CIR CANTONMENT, FL 32533

| | |
|---|---|
| Clerk's Total = TAXDEED | $506.33 |
| Due Tax Collector = TAXDEED | $2,077.89 $2099.34 |
| Postage = ~~TD2~~ | $60.00 |
| ResearcherCopies = ~~TD6~~ | $40.00 |

• **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: 113326505 Certificate Number: 007800 of 2013**

Redemption No ▾ Application Date 07/16/2015 Interest Rate 18%

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|---|---|---|
| | Auction Date 12/07/2015 | Redemption Date 08/31/2015 |
| Months | 5 | 1 |
| Tax Collector | $1,927.11 | $1,927.11 |
| Tax Collector Interest | $144.53 | $28.91 |
| Tax Collector Fee | $6.25 | $6.25 |
| Total Tax Collector | $2,077.89 | $1,962.27 TC |
| | | |
| Clerk Fee | $130.00 | $130.00 |
| Sheriff Fee | $120.00 | $120.00 |
| Legal Advertisement | $221.00 | $221.00 |
| App. Fee Interest | $35.33 | $7.07 |
| Total Clerk | $506.33 | $478.07 CH |
| | | |
| Postage | $60.00 | $0.00 |
| Researcher Copies | $40.00 | $0.00 |
| Total Redemption Amount | $2,684.22 | $2,440.34 |
| | | |
| | Repayment Overpayment Refund Amount | $243.88 |

Notes
ACTUAL SHERIFF $80.00
8/28/15 FLORA RIVERS CALLED FOR A QUOTE, IF PAID BY MONDAY
8/31/15 IT WOULD BE $2099.34, SHE STATED SHE WOULD BE HERE ON

Submit Reset Print Preview

# 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 8, 2015

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 007800 | $471.00 | $7.07 | $478.07 |

**TOTAL $478.07**

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Redeemed
15-740

# 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.: 12380

September 8, 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 09-08-1995, through 09-08-2015, and said search reveals the following:

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

   Flora Rivers

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: _____

September 8, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT**
**LEGAL DESCRIPTION**

File No.: 12380

September 8, 2015

**Lot 6, Block 5, Re-Subdivision of Cantonment Heights, as per plat thereof, recorded in Plat Book 3, Page 64, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT**
**CONTINUATION PAGE**

File No.: 12380 September 8, 2015

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

1. That certain mortgage executed by Flora Rivers in favor of Escambia/Pensacola SHIP Program Trust Fund dated 05/19/2006 and recorded 02/08/2007 in Official Records Book 6084, page 861 of the public records of Escambia County, Florida, in the original amount of $4,007.84.

2. Taxes for the year 2012-2014 delinquent. The assessed value is $54,128.00. Tax ID 11-3326-505.

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: 12-7-2015

TAX ACCOUNT NO.: 11-3326-505

CERTIFICATE NO.: 2013-7800

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 2015 tax year. |

Flora Rivers
3057 Woodbury Circle
Cantonment, FL 32533

Escambia/Pensacola SHIP
Program Trust Fund
City of Pensacola Housing Dept.
P.O. Box 12910
Pensacola, FL 32521-0031

Certified and delivered to Escambia County Tax Collector,
this 8th day of September, 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.

2

Recorded in Public Records 08/01/2005 at 04:41 PM OR Book 5694 Page 1599, Instrument #2005402133, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $189.00

STATE OF FLORIDA
~~SANTA ROSA~~ COUNTY
ESCAMBIA

# WARRANTY DEED

Know All Men by These Presents: That VERNICE R. STOKES AND JOHN R. STOKES, 2743 SANDPEBBLE DR. SEABROOK TX. 77586 for and in consideration of #27,000 TWENTY SEVEN THOUSAND DOLLARS DOLLARS the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto FLORA RIVERS, 3057 WOODBURY CIRCLE, CANTONMENT, FL 32533 heirs, Personal Representatives and assigns, forever, the following described real property, situate, lying and being in the CITY OF CANTONMENT County of ~~Santa Rosa~~, State of Florida, to-wit: ESCAMBIA

3057 WOODBURY CIRCLE
CANTONMENT, FL

LOT 6, PIECE 5

LT 6 BLK 5 RE S/D OF
CANTONMENT HEIGHTS
PB 3 P 64 OR 1772 P 228

Together, with all and singular the tenements, heredita ments and appurtenances hereto belonging or in anywise appertaining, free from all exemptions and right of home stead.

And ..... covenant ..... that ..... well seized of an indefeasable estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrance, and that ..... heirs, personal representatives the said grantee ....., ..... heirs, personal representatives 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 23RD day of MAY A. D. 19 2005

Signed, sealed and delivered in the presence of

VERNICE R. STOKES — Vernice R. Stokes (SEAL)
JOHN R. STOKES — John R. Stokes (SEAL)
Kelli R. Jones — (SEAL)
Ashley Kampp — (SEAL)

STATE OF FLORIDA
~~SANTA ROSA~~ COUNTY
ESCAMBIA

Before the subscriber personally appeared VERNICE R. STOKES AND JOHN R. STOKES, and 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 23rd day of May A.D. 2005

JOSEPH SKLADAL
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-16-2007

Documentary Stamp Tax
State TEXAS
Federal

Notary Public.
My commission expires 05-16-2007

No. ..... Filed ..... at ..... o'clock .....m. Recorded in the public records of Santa Rosa County, Florida in the book and page noted above.

Clerk Circuit Court. By ..... D. C.

SANTA ROSA OFFICE SUPPLY

Prepared By: Vernice Stokes
2743 Sandpebble Dr.
Seabrook, TX 77586

Recorded in Public Records 02/08/2007 at 03:42 PM OR Book 6084 Page 861, Instrument #2007012765, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00

REBUILD NORTHWEST FLORIDA, INC.
HHRP/Housing Repair Assistance Program

Administered by:
City of Pensacola
Department of Housing
P.O. Box 12910
Pensacola, Florida 32521-0031
Phone: (850) 453-7500
Fax: (850) 453-7483

## LIEN AGREEMENT

| Applicant Name (s) | Address of Property | (xx) Deferred Payment Grant |
|---|---|---|
| Flora Rivers | 3057 Woodbury Cir.<br>Cantonment FL 32533- | |

| Total Amount of Lien* | Total Amount Due to Date | Date of Sale or Vacate |
|---|---|---|
| $ 40084 | $ | |

*The total amount of the lien will not exceed $15,000.00. The adjusted amount reflecting actual cost will be used when recording the lien.

Legal Description of Property:

141N31-1002-006-005 3057 WOODBURY CIRLT 6 BLK 5 RE S/D OF CANTONMENT HEIGHTSPB 3 P 64 OR 5694 P 1599

I, the undersigned, owner occupant of said property do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the date of execution of this lien agreement. I will not sell, transfer ownership or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I do hereby agree that I or my heir(s) will repay to the Escambia/Pensacola State Housing Initiatives Partnership (SHIP) Program Trust Fund, the undepreciated portion of the total lien amount cited above. If the property is sold, the undepreciated portion shall be paid lump sum from the proceeds of the sale. If the property is rented or transferred to another party, the undepreciated portion shall be considered a loan and a repayment plan will be established. The undepreciated portion to be repaid shall be calculated on a daily rate, based upon the number of days remaining in the five (5) year period, from the date of sale, rental or transfer of said property.

May 19 Date Signature: Flora Rivers

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me the undersigned Notary Public, personally appeared Flora Rivers, who ( ) is personally known to me or who (X) has produced FL Driver License as identification and who ( ) did (X) did not take an oath. Given under my hand and official seal on this day, May 19, 2006.

Margaret Hunter

MARGARET A. HUNTER
MY COMMISSION # DD 501517
EXPIRES: December 22, 2009
Bonded Thru Notary Public Underwriters