

16-167

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600066

Date of Tax Deed Application
Apr 15, 2016

This is to certify that **U.S. BANK AS CUST FOR MAGNOLIA**, holder of **Tax Sale Certificate Number 2014 / 6685**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **11-1089-180**

Cert Holder:
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

Property Owner:
VARGAS LUIS S
1341 MCKENZIE RD
CANTONMENT, FL 32533
BEG AT NW COR OF SW1/4 OF SEC N 89 DEG 09 MIN 35 SEC E
ALG N LI OF SD SW1/4 304 44/100 FT S 01 DEG 0 Full legal
attached.

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
2014/6685	11-1089-180	06-01-2014	953.68	47.68	1,001.36

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
2015/7079	11-1089-180	06-01-2015	485.24	6.25	24.26	515.75

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
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,517.11
0.00
456.38
200.00
175.00
2,348.49

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
19. Total Amount to Redeem

28,294
6.25

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: August 1, 2016

By

Jonathan Johnson

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

11-1089-180 2014

BEG AT NW COR OF SW1/4 OF SEC N 89 DEG 09 MIN 35 SEC E ALG N LI OF SD SW1/4 304 44/100 FT S 01 DEG 03 MIN 58 SEC E 33
FT TO S R/W LI MCKENZIE RD AND POB CONT S 01 DEG 03 MIN 58 SEC E ALG SAME COURSE 140 FT N 89 DEG 09 MIN 35 SEC E 85
67/100 FT N 01 DEG 03 MIN 58 SEC W 140 FT TO S R/W LI OF SD MCKENZIE RD S 89 DEG 09 MIN 35 SEC W ALG SD R/W LI 85
67/100 FT TO POB OR 7010 P 179

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application
Number
1600066

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,
U.S. BANK AS CUST FOR MAGNOLIA
P.O. BOX 645290
CINCINNATI, OH 45264

, 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
2014/ 6685	06-01-2014	BEG AT NW COR OF SW1/4 OF SEC N 89 DEG 09 MIN 35 SEC E ALG N LI OF SD SW1/4 304 44/100 FT S 01 DEG 03 MIN 58 SEC E 33 FT TO S R/W LI MCKENZIE RD AND POB CONT S 01 DEG 03 MIN 58 SEC E ALG SAME COURSE 140 FT N 89 DEG 09 MIN 35 SEC E 85 67/100 FT N 01 DEG 03 MIN 58 SEC W 140 FT TO S R/W LI OF SD MCKENZIE RD S 89 DEG 09 MIN 35 SEC W ALG SD R/W LI 85 67/100 FT TO POB OR 7010 P 179

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

04-15-2016

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: 312N303201002002
Account: 111089180
Owners: VARGAS LUIS S
Mail: 1341 MCKENZIE RD
CANTONMENT, FL 32533
Situs: 1341 MCKENZIE RD 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
2015	\$4,232	\$54,065	\$58,297	\$56,588
2014	\$4,232	\$51,907	\$56,139	\$56,139
2013	\$4,232	\$46,387	\$50,619	\$50,619

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/23/2013	7065	1629	\$39,100	WD	View Instr
12/10/2012	6948	1585	\$100	CT	View Instr
11/19/2012	7010	179	\$50,700	WD	View Instr
09/25/2007	6227	1082	\$100,000	WD	View Instr
10/1990	2967	1	\$100	QC	View Instr
07/1985	2095	583	\$86,000	WD	View Instr

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

2015 Certified Roll Exemptions

HOMESTEAD EXEMPTION,VETERANS

Legal Description

BEG AT NW COR OF SW1/4 OF SEC N 89 DEG 09
MIN 35 SEC E ALG N LI OF SD SW1/4 304 44/100
FT S 01 DEG 03 MIN 58...

Extra Features

None

Parcel

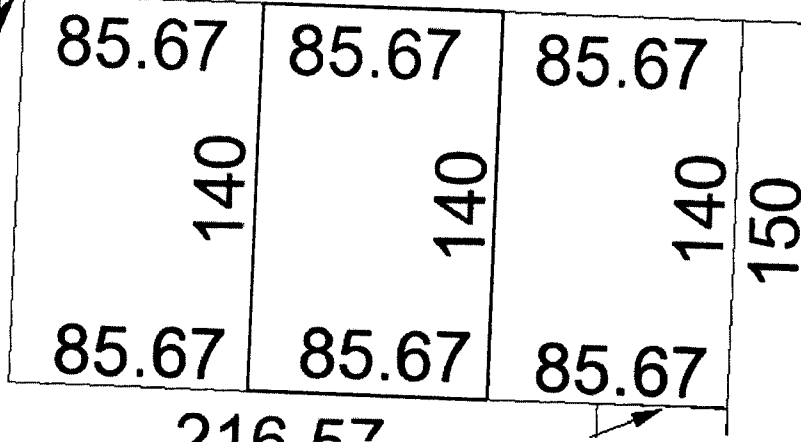
Information

**Section
Map Id:**
31-2N-30

**Approx.
Acreage:**
0.2700

Zoned:
LDR

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



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

Buildings

Address: 1341 MCKENZIE RD, Year Built: 1985, Effective Year: 1985

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER

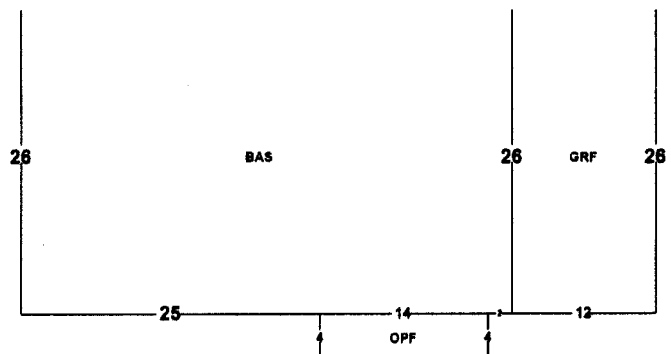
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1434 Total SF

BASE AREA - 1066

GARAGE FIN - 312

OPEN PORCH FIN - 56



Images



10/21/13

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: 05/03/2016 (C) 1/05

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

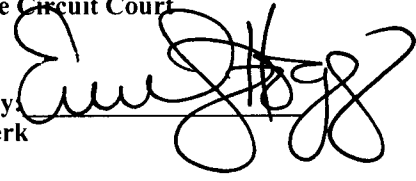
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 111089180 Certificate Number: 006685 of 2014**

Payor: LUIS S VARGAS 1341 MCKENZIE RD CANTONMENT, FL 32533 Date 06/06/2016

Clerk's Check #	1	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$2,495.65
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,072.65

\$2568.69

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
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 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 # 2014 TD 006685

Redeemed Date 06/06/2016

Name LUIS S VARGAS 1341 MCKENZIE RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$2,495.65
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• 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: 111089180 Certificate Number: 006685 of 2014

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/01/2016	Redemption Date 06/06/2016 
Months	4	2
Tax Collector	\$2,348.49	\$2,348.49
Tax Collector Interest	\$140.91	\$70.45
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,495.65	\$2,425.19 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	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$3,072.65	\$2,888.69
	Repayment Overpayment Refund Amount	\$183.96

Notes

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

16-167
Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12684

May 10, 2016

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 05-09-1996, through 05-09-2016, and said search reveals the following:

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

Luis S. Vargas

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

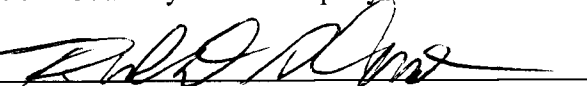
4. Taxes:

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 10, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12684

May 10, 2016

312N303201002002 - Full Legal Description

BEG AT NW COR OF SW1/4 OF SEC N 89 DEG 09 MIN 35 SEC E ALG N LI OF SD SW1/4 304 44/100 FT S 01 DEG 03 MIN 58 SEC E 33 FT TO S R/W LI MCKENZIE RD AND POB CONT S 01 DEG 03 MIN 58 SEC E ALG SAME COURSE 140 FT N 89 DEG 09 MIN 35 SEC E 85 67/100 FT N 01 DEG 03 MIN 58 SEC W 140 FT TO S R/W LI OF SD MCKENZIE RD S 89 DEG 09 MIN 35 SEC W ALG SD R/W LI 85 67/100 FT TO POB OR 7065 P 1629

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12684

May 10, 2016

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

1. Taxes for the year 2013-2015 delinquent. The assessed value is \$58,297.00. Tax ID 11-1089-180.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-1-2016

TAX ACCOUNT NO.: 11-1089-180

CERTIFICATE NO.: 2014-6685

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.

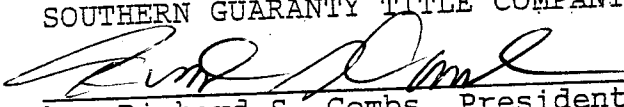
YES NO

- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
☒ X Notify Escambia County, 190 Governmental Center, 32502
☒ X Homestead for 2015 tax year.

Luis S. Vargas
1341 McKenzie Rd.
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 10th day of May, 2016.

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.

HUD Case No. 091-424980

Prepared by and Return to:
Edith Garcia, an employee of
First American Title Insurance Company
810 Scenic Highway
Pensacola, Florida 32503
(877)309-7217
File No.: 1005-3010011

SPECIAL WARRANTY DEED

State of Florida

County of Escambia

THIS SPECIAL WARRANTY DEED is made on August 23 2013, between

Secretary of Housing and Urban Development

having a business address at: 40 Marietta Street Five Points Plaza, Atlanta, GA 30328
("Grantor"). and

Luis S. Vargas, a single man

having a mailing address of: 1341 McKenzie Road, Cantonment, FL 32533
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Escambia**, State of **Florida**, to-wit:

COMMENCE AT THE NW CORNER OF THE SW1/4 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE N89°09'35" EAST ALONG THE NORTH LINE OF SAID SW1/4 FOR 304.44 FEET; THENCE S01°03'58"EAST FOR 33.00 FEET TO AN IRON PIPE ON THE SOUTH R/W LINE OF MCKENZIE ROAD AND THE POINT OF BEGINNING, THENCE CONTINUE S01°03'58"EAST ALONG SAME COURSE FOR 140.00 FEET TO AN IRON PIPE; THENCE N89°09'35" EAST FOR 85.67 FEET TO AN IRON PIPE; THENCE N01°03'58" WEST FOR 140.00 FEET TO AN IRON PIPE ON THE SOUTH R/W LINE OF SAID MCKENZIE ROAD; THENCE S89°09'35" WEST ALONG SAID R/W LINE FOR 85.67 FEET TO THE POINT OF BEGINNING.

Tax Parcel Identification Number: **312N30-3201-002-002**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

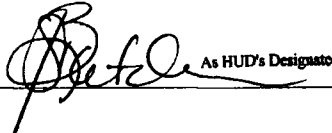
TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2012**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

Secretary of Housing and Urban
Development

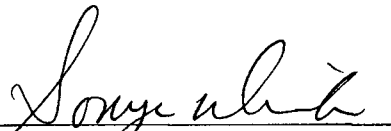
By: Ofori & Associates, REO


By: _____ As HUD's Designated Agent

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Ronda Cheatum


Witness Signature

Print Name: Sonya Winkborne

State of Georgia
County of Fulton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on August 23
2013, by Stephanie Butler, as As HUD's Designated Agent, on behalf
of OFORI & ASSOCIATES, INC., for and on behalf of Secretary of Housing and Urban
Development, existing under the laws of the State of , who is/are personally known to me or who
has/have produced a valid driver's license as identification.

Holly Morse
Notary Public

(Printed Name)

NOV
7
2015

My Commission expires:

(Notarial Seal)



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 17, 2016

US BANK AS CUST FOR MAGNOLIA
PO BOX 645290
CINCINNATI OH 45264

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
2014 TD 000697	\$450.00	\$13.50	\$463.50
2014 TD 000816	\$450.00	\$13.50	\$463.50
2014 TD 006927	\$450.00	\$13.50	\$463.50
2014 TD 002540	\$450.00	\$13.50	\$463.50
2014 TD 006685	\$450.00	\$13.50	\$463.50

TOTAL \$2,317.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:
Emily Hogg
Tax Deed Division