17-228

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700062

Date of Tax Deed Application
Jan 23, 2017

This is to certify that **TWR AS CST FOR EBURY FUND FL15**, holder of **Tax Sale Certificate Number 2014 / 7687**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **12-0566-701**

Cert Holder:
TWR AS CST FOR EBURY FUND FL15
PO BOX 54876NEW ORLEANS, LA 70154

Property Owner:
MAGNOLIA TC 2 REO LLC
558 W NEW ENGLAND AVE STE 250
WINTER PARK, FL 32789
E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7029 P 1207

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
2014/7687	12-0566-701	06/01/2014	517.21	31.03	548.24

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
2016/7408	12-0566-701	06/01/2016	63.75	6.25	7.65	77.65
2015/8090	12-0566-701	06/01/2015	551.23	6.25	117.14	674.62
2014/9592	12-0566-701	06/01/2014	617.23	6.25	61.72	685.20

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	1,985.71
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	37.12
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)	2,397.83

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 23rd day of January, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 5/1/17 By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-0566-701 2014

FORM 512

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application Number
1700062

TO: Tax Collector of ESCAMBIA COUNTY : SCOTT LUNSFORD

In accordance with the Florida Statutes, I,

TWR AS CST FOR EBURY FUND FL15
PO BOX 54876
NEW ORLEANS, LA 70154

, 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/ 7687	06-01-2014	E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7029 P 1207

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

01-23-2017
Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	332N311201013001
Account:	120566701
Owners:	MAGNOLIA TC 2 REO LLC
Mail:	558 W NEW ENGLAND AVE STE 250 WINTER PARK, FL 32789
Situs:	485 HAZZARD LN 32533
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	$1,568	$0	$1,568	$1,568
2015	$1,568	$0	$1,568	$1,568
2014	$1,568	$25,429	$26,997	$26,997

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/24/2014	7139	1853	$100	QC	View Instr
06/11/2013	7029	1027	$4,100	TD	View Instr
09/2006	5992	1307	$3,600	TD	View Instr

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

2016 Certified Roll Exemptions

None

Legal Description

E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7139 P 1853

Extra Features

None

Parcel Information

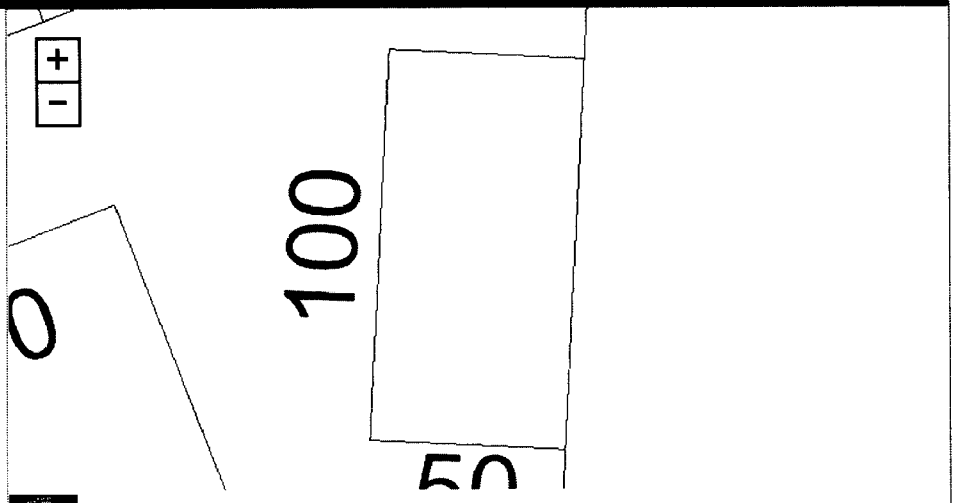
Launch Interactive Map

Section Map Id:
33-2N-31

Approx. Acreage:
0.1100

Zoned:
RMU

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Images

None

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.

17-228

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.: 13418 February 19, 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 02-20-1997, through 02-20-2017, and said search reveals the following:

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

   Magnolia TC 2 REO, LLC

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: _____ February 19, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13418

February 19, 2017

East 50 feet of North 100 feet of South 396.15 feet of South 1/2 of Northwest 1/4 of Northeast 1/4, O.R. Book 7139, page 1853, Section 33, Township 2 North, Range 31 West, Escambia County, Florida.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13418 February 19, 2017

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

1. Taxes for the year 2013-2016 delinquient. The assessed value is $1,568.00. Tax ID 12-0566-701.

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: 5-1-2017

TAX ACCOUNT NO.: 12-0566-701

CERTIFICATE NO.: 2014-7687

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 _____ tax year.

Magnolia TC 2 REO, LLC
558 W. New England Ave. Ste 250
Winter Park, FL 32789

Property address:
485 Hazzard Lane
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector, this 20th day of February, 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.

2

Recorded in Public Records 02/27/2014 at 04:27 PM OR Book 7139 Page 1853, Instrument #2014013451, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $0.70

This instrument prepared by:

Magnolia Advisors, LLC
558 W. New England Avenue, Suite 250
Winter Park, FL 32789

The space above is reserved for recording.

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF AN INDEPENDENT TITLE EXAMINATION. PREPARER RENDERS NO OPINION AS TO THE TITLE OR DESCRIPTION OF THE CONVEYED PROPERTY

PARCEL IDENTIFICATION NUMBER: 332N311201013001
485 HAZZARD LANE, CANTONMENT, FL 32533

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on February 24, 2014, by and between Magnolia TC 2 LLC, 558 W. New England Avenue, Suite 250, Winter Park, FL 32789 (hereinafter referred to as "Grantor"), and Magnolia TC 2 REO, LLC 558 W. New England Avenue, Suite 250, Winter Park, FL 32789 (hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto Grantee all right, title, interest, claim and demand which Grantor has in and to the following described land situate in *Escambia* County, Florida, to-wit:

E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7029 P 1207

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.

Witnesses:

Printed Name: Kathleen G. Edwards

Printed Name: RAINER RICHTER

MAGNOLIA TC 2, LLC,
a Florida limited liability company,

By: Magnolia TC 2 MM, LLC,
a Florida limited liability company,
its Managing Member

By: Magnolia Advisors, LLC,
a Florida limited liability company
its Managing Member

By: Magnolia Florida, LLC,,
a Florida limited liability company
its Managing Member

By: _____
Brian Cirillo
its Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on February 24, 2014, by Brian Cirillo as Manager of MAGNOLIA FLORIDA, LLC, a Florida limited liability company, Managing Member of MAGNOLIA ADVISORS, LLC, a Florida limited liability company, the Managing Member of MAGNOLIA TC 2 MM, LLC, a Florida limited liability company, Managing Member of MAGNOLIA TC 2, LLC, a Florida limited liability company, on its behalf. He is personally known to me.

_____
Notary Public-State of Florida at Large

LANCE REIBELING
Notary Public - State of Florida
My Comm. Expires Jun 29, 2014
Commission # EE 5299

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07687 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MAGNOLIA TC 2 REO LLC
558 W NEW ENGLAND AVE STE 250
WINTER PARK, FL 32789

WITNESS my official seal this 16th day of March 2017.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

W A R N I N G

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 May 1, 2017, 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 **TWR AS CST FOR EBURY FUND FL15** holder of **Tax Certificate No. 07687**, issued the **1st** day of **June, A.D., 2014** 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:

E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7029 P 1207

SECTION 33, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120566701 (17-228)

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

MAGNOLIA TC 2 REO LLC

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 May, which is the **1st day of May 2017.**

Dated this 16th day of March 2017.

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:
485 HAZZARD LN 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

W A R N I N G

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Personal Services:

MAGNOLIA TC 2 REO LLC
558 W NEW ENGLAND AVE STE 250
WINTER PARK, FL 32789

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PROCESS RECEIVED: 3/20/2017 1:28:00PM
RETURN DAYS:
RETURN DATE: 5/1/2017 9:00:33 AM
SHOW CAUSE DATE:
WRIT #: 1050222 -
CIV-TAX NOTICE OUT OF COUNTY

Orange County Sheriffs Office
Return of Service

17-228

CASE: 120566701
COURT: CIRCUIT CIVIL
COUNTY: ESCAMBIA

SERVE TO: MAGNOLIA TC 2 REO, LLC

HOME ADDRESS:

***** PLEASE POST

BUSINESS ADDRESS: 558 W NEW ENGLAND AVE SUITE 250
WINTER PARK, FL 32789

MAIL TO: PAM C[illegible] CLERK OF THE CIRCUIT COURT,
221 P[illegible] PLAC[illegible] SUITE [illegible]
PENSACOLA, FL 32502

SERVER: CO12
ENTERED BY: JLM
FEE CODE: 70
Fee/Xfee: $ 40.00
WITNESS FEE: $ 0.00
OVERPAYMENT: $ 0.00
LEVY DEPOSIT: $ 0.00

SERVICE INFORMATION: (407) 836-4570 (9AM - 1PM)

PLAINTIFF: XXX
DEFENDANT: XXX
TOTAL AMOUNT DUE: $ 0.00 Daily Interest: $ 0.00

SERVED THIS PROCESS AT 12:10pm, ON 3/22/17 IN ORANGE COUNTY, FLORIDA, BY:

☐ INDIVIDUAL SERVICE: By delivering to the within named individual a true copy of this process, with any attachments provided, and informing the individual of their contents.

☐ SUBSTITUTE SERVICE: By leaving a true copy of this process, with any attachments provided, and informing the individual of their contents, at the within named person's usual place of abode with a resident fifteen years of age or older to wit:

Name _____ Relationship _____

☒ CORPORATE SERVICE: By delivering a true copy of this process, with any attachments provided, to:

Brian Cirillo (Name) Management (Title),

as President, Vice President, or other head of the corporation; or in their absence, the cashier, treasurer, secretary, or general manager; or in their absence, any officer or business agent residing in the state; or the registered agent; or an employee at the corporation's place

☐ POSTED SERVICE: By attaching a copy of this process, with a copy of any attachments provided, to a conspicuous place on the property described within. Neither the tenant(s) nor a resident 15 years old or older could be found a the tenant's usual place of residence, after 2 attempts, at least 6 hours apart.

☐ OTHER: By delivering a true copy of this process, with any attachments provided, to

_____, as _____.

☐ NON-SERVICE: And hereby return same unserved on: _____(date) for the reason that after diligent search and inquiry, the within named could not be found in Orange County, Florida, or for reasons specified below:

EXPLANATION:

SERVICE ATTEMPTS

Date/Time	

SHERIFF OF ORANGE COUNTY, FLORIDA

RECEIVED BY

OFFICER / ID# CO12

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 May 1, 2017, 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.

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Personal Services:

MAGNOLIA TC 2 REO LLC
558 W NEW ENGLAND AVE STE 250
WINTER PARK, FL 32789

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

MARCH 16, 2017

Orange County Sheriff
Attn: Civil Division
PO Box 1440
Orlando FL 32802

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our May 1, 2017 Tax Deed sale. Please serve the persons indicated on each of the notices. This service must take place no later than Monday, April 10, 2017 in order to comply with Florida Statutes.

Please find check enclosed for these services. Please call me if you have any questions. Thank you for your assistance and have a great day.

Very truly yours,

Hon Pam Childers
Clerk of the Circuit Court

By: Emily Hogg
Emily Hogg
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • OR@EscambiaClerk.com

17-228

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV014159NON **Agency Number:** 17-005698
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT # 07687 2014

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE MAGNOLIA TC 2 REO LLC
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/16/2017 at 2:05 PM and served same at 9:03 AM on 3/21/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: R Preston 924
R. PRESTON, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: NDSCHERER

005698

WARNING

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RECEIVED
2017 MAR 16 P 2:05
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7029 P 1207

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MAGNOLIA TC 2 REO LLC

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 May, which is the **1st day of May 2017.**

Dated this 16th day of March 2017.

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.

Post Property:
485 HAZZARD LN 32533

CLERK & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

MAGNOLIA TC 2 REO LLC [17-228]
558 W NEW ENGLAND AVE STE 250
WINTER PARK, FL 32789

9171 9690 0935 0128 9137 53

3.20.17 DELIVERED

Contact ✓

Status History ?

Tracking Number Information

Meter:	11272965	**Mailing Date:**	03/16/17 01:30 PM
Tracking Number:	9171969009350128913753	**Sender:**	OR
Current Status:	OK : Delivered	**Recipient:**	
Class of Mail	FC	**Zip Code:**	32789
Service:	ERR	**City:**	WINTER PARK
Value	$0.460	**State:**	FL

Proof of Delivery

Jennifer Stan

558 W. Ol an Eng

Status Details

▼ Status Date	Status
Mon, 03/20/17, 12:22:00 PM	OK : Delivered
Sat, 03/18/17, 09:08:00 AM	Delayed: Business Closed
Sat, 03/18/17, 08:31:00 AM	Out for Delivery

Escambia
Sun Press
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 05-01-2017 – TAX CERTIFICATE # 07687 in the _____ Court was published in said newspaper in the issues of MARCH 30 & APRIL 6, 13, & 20, 2017

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 20TH day of APRIL A.D., 2017

PAULA D. TURNER
NOTARY PUBLIC

PAULA D. TURNER
Notary Public - State of Florida
Commission #FF 999700
My Commission Expires
August 24, 2020

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TWR AS CST FOR EBURY FUND FL15 holder of Tax Certificate No. 07687, issued the 1st day of June, A.D., 2014 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:

E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7029 P 1207 SECTION 33, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120566701 (17-228)

The assessment of the said property under the said certificate issued was in the name of MAGNOLIA TC 2 REO LLC

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 May, which is the 1st day of May 2017.

Dated this 16th day of March 2017.

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-4w-03-30-04-06-13-20-2017

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2017034006 5/8/2017 10:05 AM
OFF REC BK: 7708 PG: 904 Doc Type: COM
Recording $18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07687 of 2014

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MAGNOLIA TC 2 REO LLC
558 W NEW ENGLAND AVE STE 250
WINTER PARK, FL 32789

WITNESS my official seal this 16th day of March 2017.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

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PUBLISHER

Sworn to and subscribed before me this 20TH day of APRIL A.D., 2017

PAULA D. TURNER
NOTARY PUBLIC

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Notary Public - State of Florida
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-03-30-04-06-13-20-2017

Recorded in Public Records 5/8/2017 10:05 AM OR Book 7708 Page 906, Instrument #2017034007, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $21.70

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 17-228
PropertyIdentification No. 332N311201013001
Tax Account No. 120566701

TAX DEED

State of Florida
County of Escambia

The following Tax Sale Certificate Numbered 07687 issued on June 1, 2014 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 1st day of May 2017, offered for sale as required by law for cash to the highest bidder and was sold to: **JAMES I SIMMONS**, 435 HAZZARD LANE CANTONMENT FL 32533, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 1st day of May 2017, in the County of Escambia, State of Florida, in consideration of the sum of ($3,100.00) THREE THOUSAND ONE HUNDRED AND 00/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7029 P 1207

SECTION 33, TOWNSHIP 2 N, RANGE 31 W

**** Property previously assessed to: MAGNOLIA TC 2 REO LLC**

Pam Childers
PAM CHILDERS, Clerk of the Circuit Court
Escambia County, Florida

witness Mylinda Johnson
witness Emily Hogg

State of Florida
County of Escambia

On this 4th day of May 2017 before me Emily Hogg personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court
By Emily Hogg
Emily Hogg, Deputy Clerk

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 11, 2017

TWR AS CST FOR EBURY FUND FL15
PO BOX 54876
NEW ORLEANS LA 70154

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 sold at auction; therefore your application fees are now refundable.

TAX CERT	TAXES	INTEREST	APP FEES	INTEREST	TOTAL
2014 TD 002828	$2,639.03	$158.34	$450.00	$27.00	$3,274.37
2014 TD 007687	$2,397.83	$143.87	$450.00	$27.00	$3,018.70
2014 TD 003323	$2,603.55	$156.21	$450.00	$27.00	$3,236.76
2014 TD 002825	$2,144.59	$128.68	$450.00	$27.00	$2,750.27

TOTAL $12,280.10

Very truly yours,
PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • OR@EscambiaClerk.com

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
High Bid Tax Deed Sale

Cert # 007687 of 2014 **Date** 05/01/2017
Name CLERRISSA ROBY

Cash Summary

Cash Deposit	$200.00
Total Check	$2,964.20
Grand Total	$3,164.20

Purchase Price (high bid amount)	$3,100.00	**Total Check**	**$2,964.20**
+ adv recording deed	$10.00	**Adv Recording Deed**	**$10.00**
+ adv doc. stamps deed	$21.70	**Adv Doc. Stamps**	**$21.70**
+ Adv Recording For Mailing	$18.50		
Opening Bid Amount	$3,032.21	**Postage**	**$5.26**
		Researcher Copies	**$2.00**
- postage	$5.26		
- Researcher Copies	$2.00		
		Adv Recording Mail Cert	**$18.50**
- Homestead Exempt	$0.00		
		Clerk's Prep Fee	**$14.00**
=Registry of Court	$3,024.95	**Registry of Court**	**$3,024.95**
Purchase Price (high bid)	$3,100.00		
-Registry of Court	$3,024.95	**Overbid Amount**	**$67.79**
-advance recording (for mail certificate)	$18.50		
-postage	$5.26		
-Researcher Copies	$2.00		
= Overbid Amount	$67.79		

PAM CHILDERS
Clerk of the Circuit Court
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
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CIRCUIT CIVIL
CIRCUIT CRIMINAL
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MIS
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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 007687
Sold Date 05/01/2017
Name CLERRISSA ROBY

RegistryOfCourtT = TAXDEED	$3,024.95
overbidamount = TAXDEED	$67.79
PostageT = TD2	$5.26
Researcher Copies = TD6	$2.00
prepFee = TD4	$14.00
advdocstampsdeed = TAXDEED	$21.70
advancerecording = TAXDEED	$18.50
AdvRecordingDeedT = TAXDEED	$10.00

Date	Docket	Desc	VIEW IMAGES
06/01/2014	0101	CASE FILED 06/01/2014 CASE NUMBER 2014 TD 007687	
02/17/2017	RECEIPT	PAYMENT $450.00 RECEIPT #2017017148	
02/21/2017	TD83	TAX COLLECTOR CERTIFICATION	
02/21/2017	TD84	PA'S PRINT OUT	
03/07/2017	TD82	O & E REPORT	
03/14/2017	CheckMailed	CHECK PRINTED: CHECK # 900025903 - - REGISTRY CHECK	
03/14/2017	TD81	CERTIFICATE OF MAILING	
04/07/2017	TD84	SHERIFF'S RETURN OF SERVICE	
04/07/2017	CheckVoided	CHECK (CHECKID 79408) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
04/07/2017	CheckMailed	CHECK PRINTED: CHECK # 900025976 - - REGISTRY CHECK	
04/11/2017	TD84	CERTIFIED MAIL DELIVERY STATUS	
04/28/2017	CheckVoided	CHECK (CHECKID 80023) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
04/28/2017	CheckMailed	CHECK PRINTED: CHECK # 900026071 - - REGISTRY CHECK	
05/01/2017	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
02/17/2017 10:23:33 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
02/17/2017 10:23:33 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
02/17/2017 10:23:34 AM	TD7	ONLINE AUCTION FEE	70.00	70.00	0.00	0.00
		Total	450.00	450.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
02/17/2017 3:40:26 PM	2017017148	TWR AS CST FOR EBURY FUND FL15	450.00	450.00	0.00
		Total	450.00	450.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
04/28/2017 11:26:27 AM	Check (outgoing)	101092116	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900026071 CLEARED ON 4/28/2017
04/07/2017 9:57:03 AM	Check (outgoing)	101084403	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900025976 CLEARED ON 4/7/2017
03/14/2017 10:22:15 AM	Check (outgoing)	101075475	ORANGE COUNTY SHERIFF	ATTN: CIVIL DIVISION	40.00	900025903 CLEARED ON 3/14/2017
02/17/2017 3:40:26 PM	Deposit	101064745	TWR AS CST FOR EBURY FUND FL15		320.00	Deposit

Deposited	Used	Balance
320.00	15,720.00	-15,400.00

69082

Clerrissa Roby

$3,100.00

Deposit
$200.00

Edit Name on Title

Name on Title | Custom Fields | Style

Case Number: 2014 TD 007687
Result Date: 05/01/2017

Title Information:

Name: James I. Simmons
Address1: 435 Hazzard Lane
Address2:
City: Cantonment
State: FL
Zip: 32533

Cancel | Update

05/01/2017	2014 TD 007687	33						$42.50	$0.00	$21.70	$2,964.20	07687
05/01/2017	2014 TD 007339	16						$42.50	$0.00	$13.30	$1,755.80	07339
05/01/2017	2014 TD 006780	07						$42.50	$0.00	$28.70	$3,966.20	06780
05/01/2017	2014 TD 006473	04						$42.50	$0.00	$42.70	$5,880.20	06473
05/01/2017	2014 TD 005475	35						$42.50	$0.00	$28.00	$70.50	05475
05/01/2017	2014 TD 005139	18						$42.50	$0.00	$81.20	$11,143.70	05139
05/01/2017	2014 TD 004081	50						$42.50	$0.00	$148.40	$20,330.90	04081
05/01/2017	2014 TD 004012	38						$42.50	$0.00	$36.40	$5,018.90	04012
05/01/2017	2014 TD 003357	30						$42.50	$0.00	$20.30	$62.80	03357
05/01/2017	2014 TD 003323	18						$42.50	$0.00	$23.10	$3,165.60	03323
05/01/2017	2014 TD 003018	17						$42.50	$0.00	$21.00	$63.50	03018
05/01/2017	2014 TD 002828	15						$42.50	$0.00	$23.80	$3,266.30	02828
05/01/2017	2014 TD 002826	15						$42.50	$0.00	$21.00	$63.50	02826
05/01/2017	2014 TD 002825	15						$42.50	$0.00	$20.30	$2,762.80	02825
05/01/2017	2014 TD 002823	15						$42.50	$0.00	$154.00	$21,096.50	02823
05/01/2017	2014 TD 002822	15						$42.50	$0.00	$88.20	$12,100.70	02822
05/01/2017	2014 TD 002813	15						$42.50	$0.00	$17.50	$60.00	02813
05/01/2017	2014 TD 002741	15						$42.50	$0.00	$183.40	$25,115.90	02741
05/01/2017	2014 TD 002650	13						$42.50	$0.00	$25.20	$3,467.70	02650
05/01/2017	2014 TD 002564	102S3010011	67696	$10,100.00	$505.00	$9,595.00	$0.00	$42.50	$0.00	$70.70	$9,708.20	02564
05/01/2017	2014 TD 001672	401S3010010	69115	$2,700.00	$200.00	$2,500.00	$0.00	$42.50	$0.00	$18.90	$2,561.40	01672
05/01/2017	2012 TD 008159	091N3110002	69115	$2,400.00	$200.00	$2,200.00	$0.00	$42.50	$0.00	$16.80	$2,259.30	08159

Page 1 of 1 30 View 1 - 2

Tax Cert	2014 TD 07687
Property Owner	Magnolia TC 2 Reo LLC
Property Address	485 Hazzard Ln 32533

SOLD TO: Clerrissa Roby $3,100.00	
	Amt Available to Disburse $

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	$ 50.20 ✓		$
Clerk Registry Fee (fee due clerk tab)	$ 12.03 ✓	Key Fee in BM as OR860	$
Tax Collector Fee (from redeem screen)	$ 6.25 ✓		$
Certificate holder/taxes & app fees	$ 3018.70 ✓		$
Refund High Bidder unused sheriff fees	$ 40.00 ✓		$ 55.76
EN Postage	$ 5.26 ✓		$ 50.50
	$		$
	$		$
	$		$
	$		$
	$		$
	$		$
	$		$
	$		$
	$		$
	$		$
	$		$
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!			

Post sale process:		Lien Information:	
Tax Deed Results Report to Tax Collector:			
Print Deed/Send to Admin for signature	✓		
Request check for recording fees/doc stamps	✓		Due $
Request check for Clerk Registry fee/fee due clerk	✓		Paid $
Request check for Tax Collector fee ($6.25 etc)	✓		Due $
Request check for certificate holder refund/taxes & app fees	✓		Paid $
Request check for any unused sheriff fees to high bidder	✓		Due $
~~Determine government lien payoffs/request checks~~			Paid $
Print Final notices to lienholders/owners	✓		Due $
Request check for postage fees for final notices	✓		Paid $
Record Tax Deed/Certificate of Mailing	✓		Due $
Copy of Deed for file and to Tax Collector	✓		Paid $
Notes:			Due $
			Paid $
			Due $
			Paid $
			Due $
			Paid $
			Due $
			Paid $

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
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DOMESTIC RELATIONS
FAMILY LAW
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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
NOTICE
(Pursuant to F.S. 197.582(2))

Cert # 07687 of 2014

To: MAGNOLIA TC 2 REO LLC
558 W NEW ENGLAND AVE STE 250
WINTER PARK, FL 32789

Legal Description:

E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7029 P 1207

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **May 1, 2017**. After payment of all funds due to government units has been made, a surplus of **$49.65** will remain and be held by this office for a period of (1) year from the date of this notice for the benefit of persons having interest in and to this property as described in Section 197.502(4), F.S., as their interests may appear.

Attached hereto is a copy of the abstract of this property received from the office of the tax collector reflecting all such persons as described in Section 197.502(4), F.S., having an interest in the subject property. These funds will be used to satisfy in full, to the extent possible, each senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien. In order to be considered for distribution of these funds, you must submit a notarized statement of claim to this office, at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502, or P. O. Box 333, Pensacola, FL 32591-0333, detailing the particulars of your lien, and the amounts currently due, within (1) year of the date of this notice. A copy of this notice must be attached to your statement of claim. After examination of the statements of claim filed, this office will notify you if you are entitled to any payment.

Dated this 10th day of May 2017.

PAM CHILDERS
Clerk of the Circuit Court

By:
Deputy Clerk

CLERK OF CIRCUIT COURT • ESCAMBIA COUNTY, FLORIDA •

Escambia County Governmental Center • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

9171 9690 0935 0129 0780 62

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 18, 2017

Magnolia TC 2 REO, LLC
Attn: Brian S. Cirillo
558 W. New England Ave, Ste 250
Winter Park, FL 32789

RE: Tax Certificate No. 07687 of 2014

Dear Mr. Cirillo:

Please find enclosed our check #900026460 in the amount of $50.50. This amount represents payment of the claim submitted by you for the surplus proceeds from the sale of the real property located at 585 Hazzard Lane.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: Heather Mahoney
Heather Mahoney, Deputy Clerk
Official Records Division

/hsm
Enclosures

221 Palafox Place • Post Office Box 333 • Pensacola, FL 32591-0333
Telephone 850-595-3937 • hmahoney@EscambiaClerk.com

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA

63-27
631

VOID AFTER 6 MONTHS

900026460

PAY

*FIFTY AND 50/100

MAGNOLIA TC 2 REO, LLC

TO THE ORDER OF

MAGNOLIA TC 2 REO, LLC
558 W. NEW ENGLAND AVE, STE 250
WINTER PARK, FL 32789

DATE	AMOUNT
07/14/2017	$50.50

Pam Childers
PAM CHILDERS, CLERK OF COURT & COMPTROLLER

HEAT SENSITIVE COLOR FADES WITH

[redacted]

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

900026460

07/14/2017	2014 TD 007687 MAGNOLIA TC 2 REO LLC	Case # 2014 TD 007687 Registry Check	50.50

900026460

07/14/2017 MAGNOLIA TC 2 REO, LLC $50.50

INDOFF 601-520-0344 UCS#725419

File No. 17-228
Account No. 120566701

TAX DEED SALE EXCESS PROCEEDS AFFIDAVIT

Magnolia TC 2 REO, LLC, being the first duly sworn, deposes and says:
(Print/Type Name of Affiant)

1. That as further stated in paragraph three (3) below, I am one of the persons described in F.S. 197.502(4), to wit:

X 1. Legal titleholder of record who appears on the record of conveyance of lands to owner.
____ 2. Lien holder of record who appears on the recorded lien.
____ 3. Mortgagee of record who appears on the recorded mortgage.
____ 4. Vendee of a recorded contract or vendee who has applied to receive notice.
____ 5. Other lien holder who has applied to receive notice.
____ 6. Person to whom the property was assessed on the tax roll for the year in which the property was last assessed.

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2017 JUL -5 A 9:30
OFFICIAL RECORDS

Of certain real property legally described as:
E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7029 P 1207

2. That, because of delinquent real property taxes, the above described property was sold under the administration of the Clerk of the Circuit Court and Comptroller of Escambia County, Florida, on MAY 1, 2017, all in accordance with and pursuant to law.

3. That at aforesaid time of sale of the above mentioned property, as connected with Tax Certificate Number 07687 of 2014, I am one of the persons described in paragraph one (1) above and entitled under Florida Statutes 197.582(2) to certain undistributed funds as my interests appear.

My maximum entitlement to such fund is $ 49.65, which is subject to all other claims by such other persons described in F.S. 197.502(4) within a two year period.

Signature of Affiant: _____
Printed name of Affiant: BRIAN S. CIRILLO
Agency/Company Name: MAGNOLIA TC 2 REO, LLC
Affiant Address: 558 W. NEW ENGLAND AVE. STE 250, WINTER PARK, FL 32789
Affiant Telephone: 321-231-1068

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27TH day of JUNE, 2017, BRIAN S. CIRILLO, who appeared before me and is personally known to me or has produced _____ as identification.

LANCE REIBELING
Notary Public - State of Florida
My Comm. Expires Jul 14, 2018
Commission # FF 141589

Notary Public
LANCE J. REIBELING
Printed Name
State of FL
My commission expires: 07/14/18

17-22

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
NOTICE
(Pursuant to F.S. 197.582(2))

Cert # 07687 of 2014

To: MAGNOLIA TC 2 REO LLC
558 W NEW ENGLAND AVE STE 250
WINTER PARK, FL 32789

Legal Description:

E 50 FT OF N 100 FT OF S 396 15/100 FT OF S 1/2 OF NW 1/4 OF NE 1/4 OR 7029 P 1207

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **May 1, 2017**. After payment of all funds due to government units has been made, a surplus of **$49.65** will remain and be held by this office for a period of (1) year from the date of this notice for the benefit of persons having interest in and to this property as described in Section 197.502(4), F.S., as their interests may appear.

Attached hereto is a copy of the abstract of this property received from the office of the tax collector reflecting all such persons as described in Section 197.502(4), F.S., having an interest in the subject property. These funds will be used to satisfy in full, to the extent possible, each senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien. In order to be considered for distribution of these funds, you must submit a notarized statement of claim to this office, at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502, or P. O. Box 333, Pensacola, FL 32591-0333, detailing the particulars of your lien, and the amounts currently due, within (1) year of the date of this notice. A copy of this notice must be attached to your statement of claim. After examination of the statements of claim filed, this office will notify you if you are entitled to any payment.

Dated this 10th day of May 2017.

PAM CHILDERS
Clerk of the Circuit Court

By:
Deputy Clerk

Escambia County Governmental Center • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

55[illegible] W. New England Ave.
Suite 250
Winter Park, FL 32789

ORLANDO
FL 328
28 JUN '17
PM 2 L

UNITED STATES POSTAGE
PITNEY BOWES
$000.46[0]
02 1P
0000543258 JUN 28 2017
MAILED FROM ZIP CODE 32789

Escambia County Govt Center
Attn: Emily Hogg
221 Palafox Place Ste. 110
Pensacola, FL 32502

32502-583335