17-115

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600667

Date of Tax Deed Application
Dec 30, 2016

This is to certify that **MARK H. FINK**, holder of **Tax Sale Certificate Number 2014 / 8532**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **13-3783-000**

Cert Holder:
MARK H. FINK
61 S. BALDWIN AVE # 1162SIERRA MADRE, CA 91025

Property Owner:
THOMPSON JANET
1400 E JOHNSON AVE APT 429
PENSACOLA, FL 32514
LT 2 BLK 104 EAST KING TRACT OR 4160 P 1050 CA 64

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
2014/8532	13-3783-000	06/01/2014	68.85	8.26	77.11

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
2016/8245	13-3783-000	06/01/2016	476.53	6.25	50.04	532.82
2015/8962	13-3783-000	06/01/2015	59.87	6.25	8.08	74.20

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	684.13
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	383.30
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)	1,442.43
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 12th day of January, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 4/3/17

By Jonathan Johnson

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

13-3783-000 2014

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

Application Number 1600667

TO: Tax Collector of ESCAMBIA COUNTY: SCOTT LUNSFORD

In accordance with the Florida Statutes, I,

MARK H. FINK
61 S. BALDWIN AVE # 1162
SIERRA MADRE, CA 91025

, 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/ 8532	06-01-2014	LT 2 BLK 104 EAST KING TRACT OR 4160 P 1050 CA 64

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

12-30-2016
Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	000S009020002104
Account:	133783000
Owners:	THOMPSON JANET
Mail:	1400 E JOHNSON AVE APT 429 PENSACOLA, FL 32514
Situs:	1802 DR MARTIN LUTHER KING JR DR 32503
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
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	$7,125	$12,864	$19,989	$19,989
2015	$7,125	$12,841	$19,966	$19,966
2014	$7,125	$12,107	$19,232	$14,599

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/1997	4160	1050	$100	QC	View Instr
11/1987	2480	283	$7,000	WD	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

LT 2 BLK 104 EAST KING TRACT OR 4160 P 1050 CA 64

Extra Features

None

Parcel Information

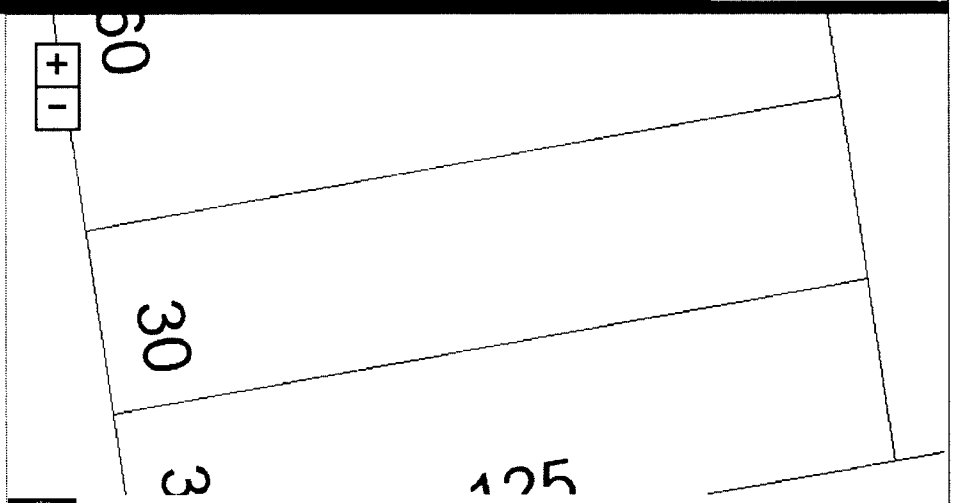
Launch Interactive Map

Section Map Id:
CA064

Approx. Acreage:
0.0861

Zoned:
R-1AA

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

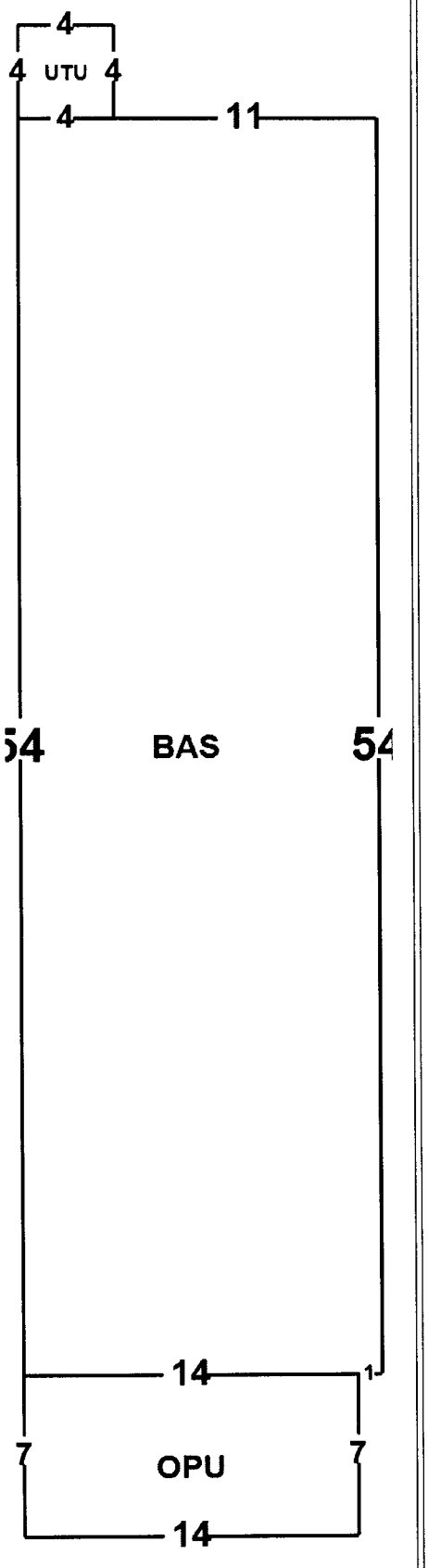
Buildings

Address:1802 DR MARTIN LUTHER KING JR DR, Year Built: 1928, Effective Year: 1928

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SRT AVG
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD

NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 924 Total SF

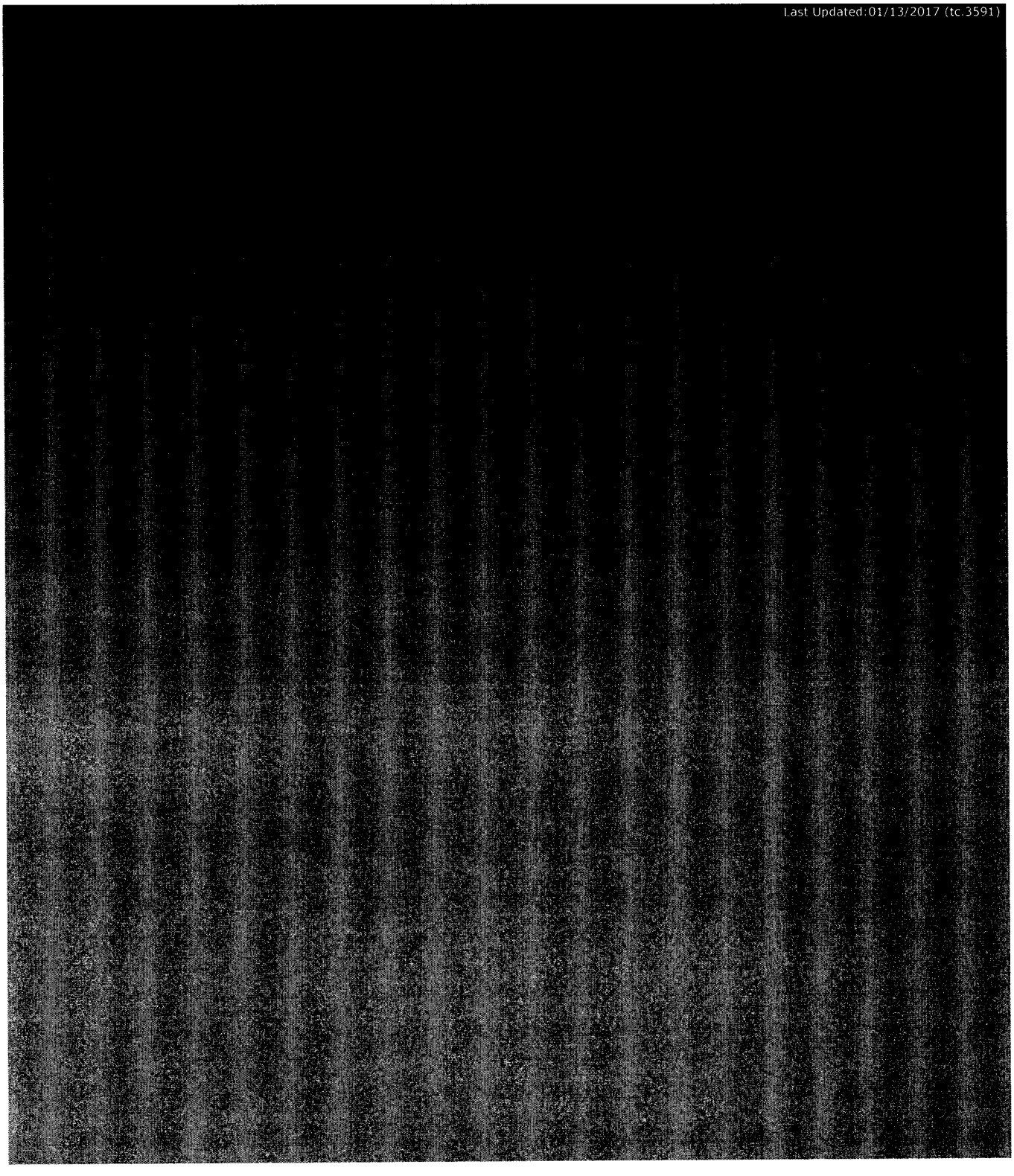
BASE AREA - *810*
OPEN PORCH UNF - *98*
UTILITY UNF - *16*

Images



7/24/14

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



17-115

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.: 13348 January 27, 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 01-27-1997, through 01-27-2017, and said search reveals the following:

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

   Janet Thompson

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: _____ January 27, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13348 January 27, 2017

Lot 2, Block 104, East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13348 January 27, 2017

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

1. Utility Lien filed by ECUA recorded in O.R. Booki 7244, page 1790.

2. Taxes for the year 2013-2016 delinquent. The assessed value is $19,989.00. Tax ID 13-3783-000.

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 4-3-2017

TAX ACCOUNT NO.: 13-3783-000

CERTIFICATE NO.: 2014-8532

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.

Janet Thompson
1400 E. Johnson Ave., Apt. 429
Pensacola, FL 32514
and
1802 Dr. Martin Luther King Jr. Dr.
Pensacola, FL 32503

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this ____ day of January, 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.

Prepared by: Diane D. Jackson
18 S. Catherine St, Apt. 11
Mobile, Ala. 36604

QUITCLAIM DEED

OR BK 4160 PG 1050
Escambia County, Florida
INSTRUMENT 97-409077

THIS QUITCLAIM DEED, Executed this 7 day of August 1997 by first party, Lucille Wright whose post office address is 313 E. Mallory St. 1802 N Alcaniz St 32502 to second party, Janet Thompson whose post office address is ~~313 E. Mallory St~~.

WITNESSETH, That the said first party, for good consideration and for the sum of $ 10.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia State of Florida to wit: Lot Two 2, in Block One Hundred Four (104), East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, as per map of said City copyrighted by Thomas C. Watson in the year 1906, and on which is a dwelling commonly known as 1802 North Alcaniz Street.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Kelly B Brooks
Witness Kelly B. Brooks

Diane D. Jackson
Witness Diane D. Jackson

STATE OF Florida

COUNTY OF Escambia

Lucille S. Wright
First Party Lucille Wright

Second Party

DEED DOC STAMPS PD @ ESC CO $ 0.70
08/13/97 ERNIE LEE MAGAHA, CLERK
By: J Cantrell

On 13th August before me, Lucille S. Wright, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) acted, executed

OR BK 4160 PG1051
Escambia County, Florida
INSTRUMENT 97-409077

RCD Aug 13, 1997 02:24 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-409077

the instrument

WITNESS my hand and official seal.

Signature Kelley B. Brooks

KELLEY B. BROOKS
MY COMMISSION # CC 553413
EXPIRES: May 8, 2000
Bonded Thru Notary Public Underwriters

Affiant ___ Known ✓ Produced ID

Type of ID FL DL W623-537-20-635

(Seal)

Prepared By:

Recorded in Public Records 10/20/2014 at 01:40 PM OR Book 7244 Page 1790, Instrument #2014077477, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00

This Instrument Was Prepared
By And Is To Be Returned To:
JOHN GAINES,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
LT 2 BLK 104 EAST KING TRACT OR 4160 P 1050 CA 64

Customer: THOMPSON, JANET WHITE

Account Number: 27748-22642

Amount of Lien: $206.67, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 10/14/2014

EMERALD COAST UTILITIES AUTHORITY
BY: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 16 day of October, 20____, by _____ of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

GABRIEL M. BROWN
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION # FF70196
EXPIRES: November 22, 2017
Bonded Thru Western Surety Company
Southeast Team

_____
Notary Public—State of Florida

RWK:ls
Revised 05/31/11

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: 133783000 Certificate Number: 008532 of 2014

Payor: TWO HORNS LLC PO BOX 98 ALFORD FL 32420 **Date** 02/08/2017

Clerk's Check #	1	Clerk's Total	$477.00 1635.45
Tax Collector Check #	1	Tax Collector's Total	$1,555.23
		Postage	$21.04
		Researcher Copies	$3.00
		Total Received	~~$2,036.27~~ $1659.49

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
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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 008532
Redeemed Date 02/08/2017
Name TWO HORNS LLC PO BOX 98 ALFORD FL 32420

Clerk's Total = TAXDEED	$437.00 1635.45
Due Tax Collector = TAXDEED	$1,535.23
Postage = TD2	$21.04
ResearcherCopies = TD6	$3.00

• 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: 133783000 Certificate Number: 008532 of 2014

Redemption: No | Application Date: 12/30/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 04/03/2017	Redemption Date 02/08/2017
Months	4	2
Tax Collector	$1,442.43	$1,442.43
Tax Collector Interest	$86.55	$43.27
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$1,535.23	$1,491.95 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	$21.04	$21.04
Researcher Copies	$3.00	$3.00
Total Redemption Amount	$2,036.27	$1,979.49
	Repayment Overpayment Refund Amount	$56.78

Notes

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

February 22, 2017

MARK H FINK
61 S BALDWIN AVE #1162
SIERRA MADRE CA 91025

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 off of the List of Lands available; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 008532	$450.00	$13.50	$463.50
2014 TD 003224	$450.00	$13.50	$463.50

TOTAL $927.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division