17.372

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700231

Date of Tax Deed Application
Apr 25, 2017

This is to certify that **TAX EASE FUNDING 2016-1 LLC**, holder of **Tax Sale Certificate Number 2015 / 4061**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **07-1808-000**

Cert Holder:
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400DALLAS, TX 75254

Property Owner:
REYENGA SHERRY T
31 NORWOOD DR
PENSACOLA, FL 32506
LT 19 BLK 7 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 5353 P 786
CA 173

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
2015/4061	07-1808-000	06/01/2015	311.62	15.58	327.20

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
2016/3703	07-1808-000	06/01/2016	342.06	6.25	17.10	365.41

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	692.61
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	310.65
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)	1,378.26
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.	18,548
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 1st day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 7, 2017

By Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
07-1808-000 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700231

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254,
hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
07-1808-000	2015/4061	06-01-2015	LT 19 BLK 7 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 5353 P 786 CA 173

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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
TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS, TX 75254

04-25-2017
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	342S301151019007
Account:	071808000
Owners:	REYENGA SHERRY T
Mail:	31 NORWOOD DR PENSACOLA, FL 32506
Situs:	31 NORWOOD DR 32506
Use Code:	SINGLE FAMILY RESID
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	$7,000	$30,096	$37,096	$37,096
2015	$11,400	$28,459	$39,859	$37,758
2014	$11,400	$28,225	$39,625	$37,459

Disclaimer

Amendment 1/Portability Calculations

★File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/2004	5353	786	$49,900	WD	View Instr
02/2004	5353	785	$100	WD	View Instr
08/2003	5220	378	$24,000	WD	View Instr
03/2003	5104	151	$100	CT	View Instr

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

2016 Certified Roll Exemptions
HOMESTEAD EXEMPTION

Legal Description
LT 19 BLK 7 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 5353 P 786 CA 173

Extra Features
None

Parcel Information

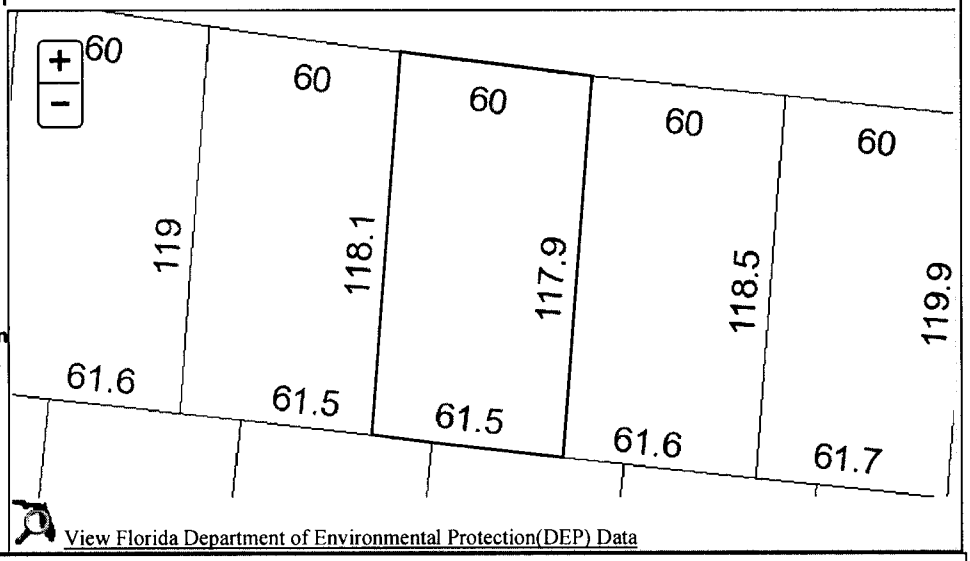
Section Map Id:
CA173

Approx. Acreage:
0.1641

Zoned:
MDR

Evacuation & Flood Information
Open Report

Launch Interactive Map



View Florida Department of Environmental Protection(DEP) Data

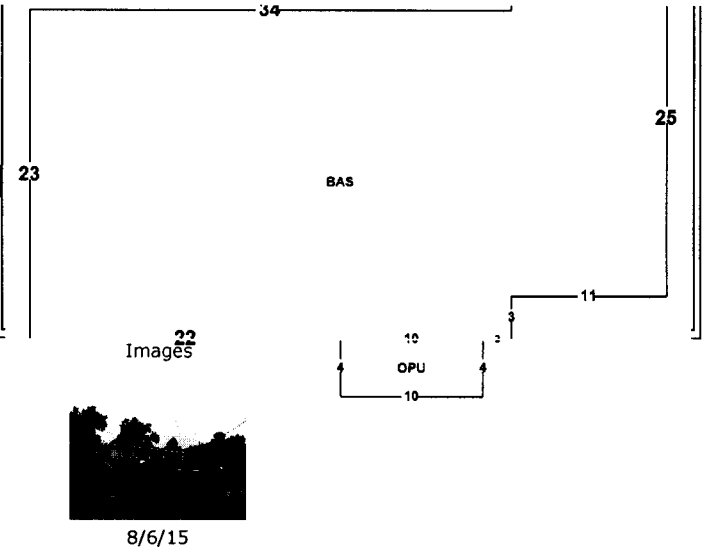
Buildings

Address:31 NORWOOD DR, Year Built: 1953, Effective Year: 1953

Structural Elements
DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*CONCRETE BLOCK*
FLOOR COVER-*ASPHALT TILE*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*WALL/FLOOR FURN*
INTERIOR WALL-*DRYWALL-PLASTER*

NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*HIP*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*MASONRY PIL/STL*

Areas - 1097 Total SF
BASE AREA - *1057*
OPEN PORCH UNF - *40*



8/6/15

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:05/08/2017 (tc.2477)

17-372

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.: 13600

May 9, 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 05-08-1997, through 05-08-2017, and said search reveals the following:

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

   Sherry T. Reyenga

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 9, 2017

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 13600

May 9, 2017

Lot 19, Block 7, First Addition to Pen Haven, as per plat thereof, recorded in Plat Book 3, Page 14, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 13600 May 9, 2017

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

1. That certain mortgage executed by Sherry T. Reyenga in favor of Lou Goldstein dated 02/24/2004 and recorded 03/01/2004 in Official Records Book 5353, page 788 of the public records of Escambia County, Florida, in the original amount of $49,400.00.

2. Taxes for the year 2014-2016 delinquent. The assessed value is $37,096.00. Tax ID 07-1808-000.

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: 8-7-2017

TAX ACCOUNT NO.: 07-1808-000

CERTIFICATE NO.: 2015-4061

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 2016 tax year.

Sherry T. Reyenga
31 Norwood Dr.
Pensacola, FL 32506

Lou Goldstein
P.O. Box 3561
Pensacola, FL 32516

Certified and delivered to Escambia County Tax Collector,
this 9th day of May, 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.

6

10.50
349.30
359.80

OR BK 5353 PG0786
Escambia County, Florida
INSTRUMENT 2004-210743

DEED DOC STAMPS PD @ ESC CO $ 349.30
03/01/04 ERNIE LEE MAGAHA, CLERK

Prepared by and return to:
Deedra L. Lamyat
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: **04-3694**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **24th** day of **February, 2004** between **Lou Goldstein, a married man** whose post office address is **P.O. Box 3561, Pensacola, FL 32516**, grantor, and **Sherry T. Reyenga, a single woman** whose post office address is **31 Norwood Street, Pensacola, FL 32506**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lot 19, Block 7, First Addition to Pen Haven, according to the map or plat thereof as recorded in Plat Book 3, Page(s) 14, Public Records of Escambia County, Florida.

Parcel Identification Number: 342S30-1151-019-007

THIS IS NOT GRANTOR'S HOMESTEAD.

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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2003**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Deedra L. Lamy

Witness Name: Nancy Sharp

Lou Goldstein (Seal)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 24th day of February, 2004 by Lou Goldstein, who [X_] is personally known or [] has produced a driver's license as identification.

[Notary Seal]

OFFICIAL NOTARY SEAL
DEEDRA L LAMY
COMMISSION NUMBER
CC921122
MY COMMISSION EXPIRES
APR. 2,2004

Notary Public

Printed Name: Deedra L. Lamy

My Commission Expires: April 2, 2004

DoubleTimee

OR BK 5353 PG0787
Escambia County, Florida
INSTRUMENT 2004-210743

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to diclosed to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenace The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia COunty Code of Ordinances Chapter 1-29.2, Article V. requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of th public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 31 Norwood Street, Pensacola, FL 32506

THE COUNTY (x) HAS ACCEPTED ( ) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of _____ to maintain, repair and improve the road.

RCD Mar 01, 2004 09:45 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-210743

This form completed by:
Michael D. Tidwell, Attorney
811 North Spring Street
Pensacola, Florida 32501

Date 2 / 24/ 2004
Lou Goldstein

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of February , 2004 by Lou Goldstein, a married man who are personally known to me of have produced a driver's license as identification.

Notary Public

OFFICIAL NOTARY SEAL
DEEDRA L LAMY
COMMISSION NUMBER
CC921122
MY COMMISSION EXPIRES
APR. 2,2004

Date 2 / 24/ 2004
Sherry T. Reyenga

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of February , 2004 by Sherry T. Reyenga, a single woman who are personally known to me or has produced a driver' s license as identification.

Notary Public

OFFICIAL NOTARY SEAL
DEEDRA L LAMY
COMMISSION NUMBER
CC921122
MY COMMISSION EXPIRES
APR. 2,2004

4 pgs
19.50
172.90
98.80
291.20

OR BK 5353 PG0788
Escambia County, Florida
INSTRUMENT 2004-210744

MTG DOC STAMPS PD @ ESC CO $ 172.90
03/01/04 ERNIE LEE MAGAHA, CLERK

INTANGIBLE TAX PD @ ESC CO $ 98.80
03/01/04 ERNIE LEE MAGAHA, CLERK

Prepared by and return to:
Deedra L. Lamy at
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: **04-3694**

[Space Above This Line For Recording Data]

MORTGAGE

This Indenture, Made this **February 24, 2004** by and between **Sherry T. Reyenga, a single woman** whose address is **31 Norwood Street, Pensacola, FL 32506**, hereinafter called the Mortgagor, and **Lou Goldstein, a married man** whose address is **P.O. Box 3561, Pensacola, FL 32516**, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee" shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in **consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof,** the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in **Escambia County, Florida**, to-wit:

Lot 19, Block 7, First Addition to Pen Haven, according to the map or plat thereof as recorded in Plat Book 3, Page(s) 14, Public Records of Escambia County, Florida.

And the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.

2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for

Initials: DoubleTimed

repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.

4. To permit no other lien or mortgage to be placed ahead of this mortgage.

5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.

6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.

7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at **Escambia County, Florida** on the date written above.

Signed, sealed and delivered in the presence of:

Witness Name: Deedra L. Lamy

Witness Name: Nancy Sharp

Sherry T. Reyenga

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 24th day of February, 2004 by Sherry T. Reyenga, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
DEEDRA L LAMY
COMMISSION NUMBER
CC921122
MY COMMISSION EXPIRES
APR. 2,2004

Notary Public

Printed Name: Deedra L. Lamy

My Commission Expires: April 2, 2004

DoubleTime®

OR BK 5353 PG0790
Escambia County, Florida
INSTRUMENT 2004-210744

PROMISSORY NOTE

For value received, the undersigned Sherry T. Reyenga, promise to pay to the order of, Lou Goldstein and Vikki Goldstein, husband and wife.

The principle sum of: Forty Nine Thousand Four Hundred and 00/100***

With interest thereon at the rate of 9.75% per annum from this date until maturity, for 15 years or 180 months continuous with said interest being payable as set forth below.

"In equal monthly installments of $ 523.33 commencing on April 1, 2004 and continuing on the 1st day of each month thereafter until the principle sum of $49,400.00 and the interest accrued thereon has been paid. Said installments when so paid shall be applied first to the interest then accrued and the balance thereof to the reduction of the principal hereof.. There will be a charge of $25.00 late fee added to the next months mortgage statement if payment is 15 days past the due date.

Payments not made within 45 days of due date will be considered in default and proceeding to recover said property will begin. Mortgage holder will notify buyer by registered mail, return receipt. The full amount of the balance of the mortgage will be immediately due plus any interest. Any and all legal charges to recover said property, plus interest will be added to the amount due. Any legal means to recover said property and past due amounts will be taken, including liens on property owned by buyer, automobiles and/or any other tangible or intangible property to satisfy the full amount due on defaulted property.

For the first 18 months of this contract a 4% prepay penalty will be in effect, based on the full contracted amount of said property, or different if agreed on by all parties herein signed below. After the initial 18 months the pre-pay penalty will be no longer in effect and the buyer may pay off the entire loan as his/her discretion. This loan is non-assumable; payment past 30 days will create a foreclosure. There shall not be under any circumstances a second mortgage taken out on this property without first notifying the first mortgage holder prior to taking out said mortgage. Failure to notify the first mortgage holder may constitute a breach of contract and foreclosure proceeding will begin. Said buyer agrees to vacate the property with all personal effects with 15 days notice of foreclosure by registered mail, return receipt requested.

Buyer is obligated to pay any Federal, State or local taxes on property. Should the buyer fail to do so, such levied taxes shall be included in the monthly payment of principle and interest. Included into the principle and interest payment will be sufficient monies collected to pay homeowners insurance should the buyer elect not to purchase insurance to cover a basic fire polity equal to the value of the property. Seller agrees to escrow said monies and pay in full these taxes and insurance as required. It is also noted that should the homeowners insurance and/or levied taxes increase, that increase divided into 12 equal payments will increase the monthly note due.

Collection of these monies will absolve the buyer of making these payments. The buyer should notify the seller 30 days before the payments are due for insurance and taxes so they may be paid without penalty. Should the buyer fail to notify the seller of payments due, insurance and taxes, any penalty incurred will be added to the monthly payment due, divided into equal payments until the full amount has been collected. It is also noted that the buyer is required to allow the seller to keep the equivalent of a 'fire policy' on the structure, should the buyer elect not to have full coverage. This minimum insurance shall be treated as stated above and be paid by the buyer in 12 equal payments added to the monthly mortgage payment. Any payment made outside the normal 12-month requirement shall be applied to the principle, there by reducing the total principle due."

It is noted that under many insurance policies written it is now required that the owner, renter, leasers or occupiers of Florida property not allow certain dogs so deemed to be dangerous to persons living in or about this property, nor allow these dogs to be kept within the confines of said property. Therefore it is added to this contract that the for mentioned animals not be kept on or within the property being sold. A list of these animals is not provided in this document, as each insurance company may have a different list of dangerous animals they deem unfit for personal pets. At the time of purchase the insurance company of choice purchased by either the purchaser or mortgage holder will determine which such animals are not allowed. Should the during normal course of business the owner or mortgage holder observe any tenant in violation of this policy, the mortgage holder will notify the owner to whom will notify said tenant of such violation and require tenant 10 days to remove such animals on or about this property. Should owner continue to allow tenant (in case of a rental) to have such animals on or about this property, owner will notify mortgage holder. To which mortgage holder will purchase a higher risk policy from any insurance company that is willing to write this insurance policy, regardless of premium cost. Said new policy cost will than be levied against owner and divided into 12 equal months to pay for increase. Should owner be purchasing said insurance for coverage, he/she will immediately purchase sufficient insurance to cover liability and to protect the mortgage holder against suit from the tenant housing such animals.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within –30 days--, then at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectible without notice. Time being the essence of this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Sherry T. Reyenga

Sherry T. Reyenga

RCD Mar 01, 2004 09:45 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-210744

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04061 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 22, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SHERRY T REYENGA 31 NORWOOD DR PENSACOLA, FL 32506	LOU GOLDSTEIN PO BOX 3561 PENSACOLA FL 32516

WITNESS my official seal this 22th day of June 2017.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 7, 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 **TAX EASE FUNDING 2016-1 LLC** holder of **Tax Certificate No. 04061**, issued the **1st** day of **June, A.D., 2015** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 19 BLK 7 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 5353 P 786 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071808000 (17-372)

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

SHERRY T REYENGA

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 August, which is the **7th day of August 2017.**

Dated this 22nd day of June 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.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:
31 NORWOOD DR 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

SHERRY T REYENGA
31 NORWOOD DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-372

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV031805NON **Agency Number:** 17-009342
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 04061 2015

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SHERRY T REYENGA
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/22/2017 at 2:01 PM and served same at 9:45 AM on 6/27/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY THE CLERK'S OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____ 923
E. HARRIS, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: LCMITCHE

009242

WARNING

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Post Property:
31 NORWOOD DR 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-372

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV031736NON **Agency Number:** 17-009402
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT # 04061 2015

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE SHERRY T REYENGA
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 6/22/2017 at 2:03 PM and served same on SHERRY T REYENGA , at 9:50 AM on 6/27/2017 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____
E. HARRIS, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: LCMITCHE

009402

WARNING

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Personal Services:

SHERRY T REYENGA
31 NORWOOD DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 071808000 Certificate Number: 004061 of 2015

Payor: LOUIS GOLDSTEIN PO BOX 3561 PENSACOLA FL 32516 **Date** 07/21/2017

Clerk's Check #	203471	Clerk's Total	$477.00
Tax Collector Check #	1	Tax Collector's Total	$1,467.21
		Postage	$10.52
		Researcher Copies	$6.00
		Total Received	$1,960.73

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
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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 # 2015 TD 004061
Redeemed Date 07/21/2017
Name LOUIS GOLDSTEIN PO BOX 3561 PENSACOLA FL 32516

Clerk's Total = TAXDEED	$477.00
Due Tax Collector = TAXDEED	$1,467.21
Postage = TD2	$10.52
ResearcherCopies = TD6	$6.00

• **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 | Redeem | Forms | Courtview | Benchmark
Redeemed From Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 071808000 Certificate Number: 004061 of 2015

Redemption: Yes | Application Date: 04/25/2017 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/07/2017	Redemption Date 07/21/2017
Months	4	3
Tax Collector	$1,378.26	$1,378.26
Tax Collector Interest	$82.70	$62.02
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$1,467.21	$1,446.53 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$27.00	$20.25
Total Clerk	$477.00	$470.25 CH
Postage	$10.52	$10.52
Researcher Copies	$6.00	$6.00
Total Redemption Amount	$1,960.73	$1,933.30
	Repayment Overpayment Refund Amount	$27.43 +40 =$67.43

redeemer

Notes

SHERRY T REYENGA [17-372]
31 NORWOOD DR
PENSACOLA, FL 32506

9171 9690 0935 0129 1053 31

LOU GOLDSTEIN [17-372]
PO BOX 3561
PENSACOLA FL 32516

9171 9690 0935 0129 1053 48

Undelivered
Contact

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 1, 2017

LOUIS GOLDSTEIN
PO BOX 3561
PENSACOLA FL 32516

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER	REFUND
2015 TD 004061	$67.43

TOTAL $67.43

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 1, 2017

TAX EASE FUNDING 2016-1 LLC
14800 LANDMARK BLVD SUITE 400
DALLAS TX 75254

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
2015 TD 004061	$450.00	$20.25	$470.25
2015 TD 002018	$450.00	$20.25	$470.25

TOTAL $940.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Tax Deed Division

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

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
By:
Emily Hogg
Deputy Clerk

4WR7/5-7/26TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2015 TD 04061 in the Escambia County Court was published in said newspaper in and was printed and released on July 5th, 12th, 19th, and 26th, 2017.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X _____

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 27th day of July 2017, by Malcolm G. Ballinger, who is personally known to me.

X _____

BRIDGET A. ROBERTS, NOTARY PUBLIC

Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020