

18-284

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800122

Date of Tax Deed Application
Apr 25, 2018

This is to certify that **MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC**, holder of **Tax Sale Certificate Number 2016 / 3063**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **06-1986-000**

Cert Holder:
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC
PO BOX 54900
NEW ORLEANS, LA 70154

Property Owner:
SALVI JOSEPH A JR
591 TELEGRAPH CANYON RD # 577
CHULA VISTA, CA 91910
LTS 19 20 BLK 10 BRITTON PLACE S/D PLAT DB 154 P 5 21 OR 6687 P 931

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
2016/3063	06-1986-000	06/01/2016	1,002.14	50.11	1,052.25
2017/3000	06-1986-000	06/01/2017	1,051.13	52.56	1,103.69

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
/						

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,155.94
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	966.94
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)	3,497.88

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, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	12.50
19. Total Amount to Redeem	

Done this the 26th day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 6, 2018

By

Jennifer M. Cassidy

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
06-1986-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800122

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC
PO BOX 54900
NEW ORLEANS, LA 70154,

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
06-1986-000	2016/3063	06-01-2016	LTS 19 20 BLK 10 BRITTON PLACE S/D PLAT DB 154 P 5 21 OR 6687 P 931

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
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II,
LLC
PO BOX 54900
NEW ORLEANS, LA 70154

04-25-2018
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information	
Reference:	172S301500019010
Account:	061986000
Owners:	SALVI JOSEPH A JR
Mail:	591 TELEGRAPH CANYON RD # 577 CHULA VISTA, CA 91910
Situs:	1920 W MAXWELL ST 32501
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	WEIS/WOODHAM/PENSACOLA
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$7,980	\$48,799	\$56,779	\$56,779
2016	\$7,980	\$47,279	\$55,259	\$55,259
2015	\$7,980	\$45,394	\$53,374	\$53,374

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/28/2011	6687	931	\$20,000	WD	View Instr
09/20/2010	6638	332	\$100	CT	View Instr
06/2002	4946	278	\$29,900	QC	View Instr
08/1998	4296	1686	\$15,600	QC	View Instr
01/1978	1216	356	\$100	QC	View Instr
01/1971	558	569	\$10,500	WD	View Instr

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

2017 Certified Roll Exemptions

None

Legal Description

LTS 19 20 BLK 10 BRITTON PLACE S/D PLAT DB 154 P 521 OR 6687 P 931

Extra Features

FRAME GARAGE

Parcel Information

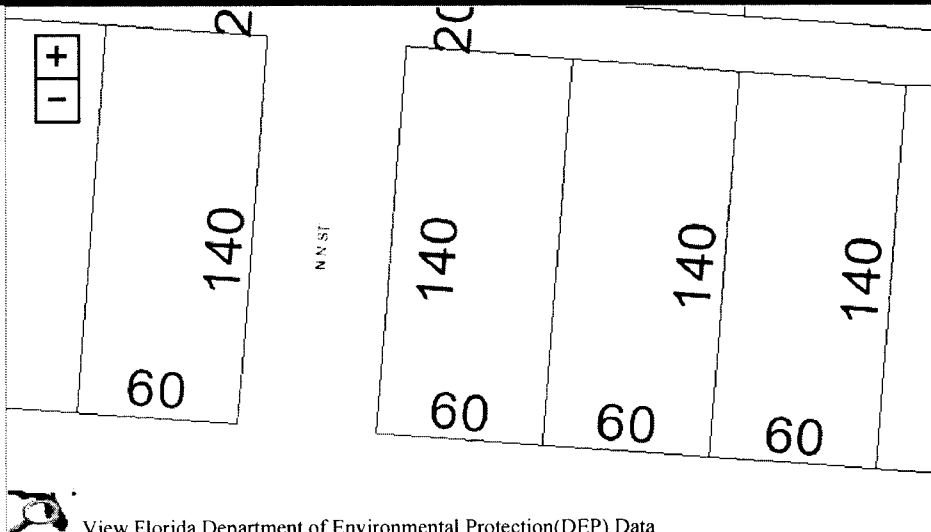
[Launch Interactive Map](#)

Section Map Id:
17-2S-30-2

Approx. Acreage:
0.1928

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)



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

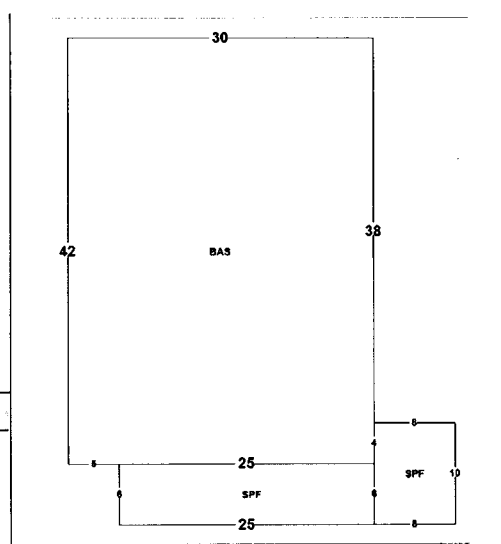
Buildings

Address: 1920 W MAXWELL ST, Year Built: 1950, Effective Year: 1965

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1490 Total SF
BASE AREA - 1260
SCRN PORCH FIN - 230



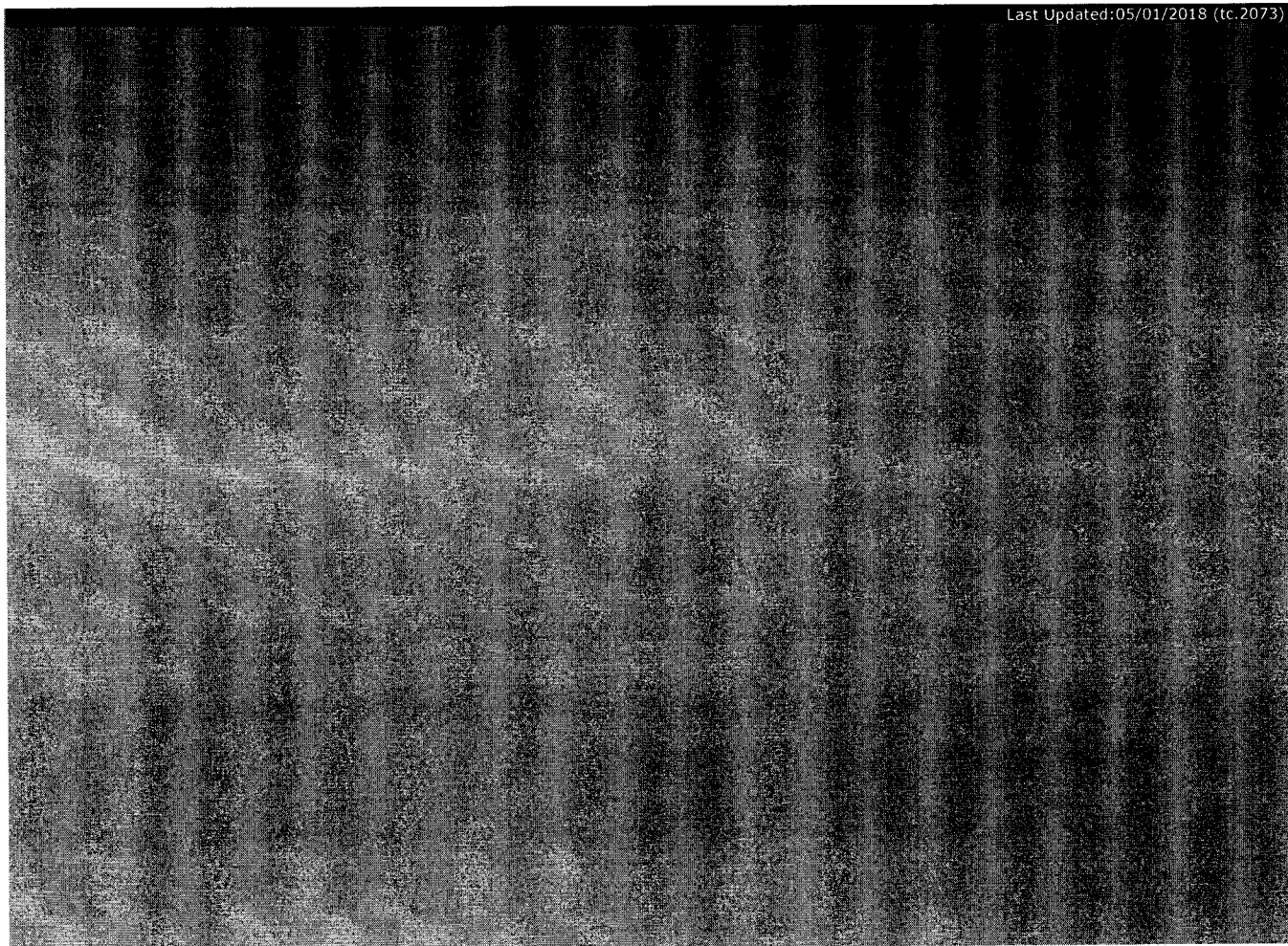
Images



5/20/16

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:05/01/2018 (tc.2073)



18-284

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: 061986000 Certificate Number: 003063 of 2016**

**Payor: JOSEPH A SALVI JR 591 TELEGRAPH CANYON RD # 577 CHULA VISTA, CA 91910
 Date 05/31/2018**

Clerk's Check #	21670279	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$3,720.25
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$4,257.25
			\$ 3699.60

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Whitney Coppage
 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 # 2016 TD 003063

Redeemed Date 05/31/2018

Name JOSEPH A SALVI JR 591 TELEGRAPH CANYON RD # 577 CHULA VISTA, CA 91910

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$3,720.25
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

 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: 061986000 Certificate Number: 003063 of 2016

Redemption	☐ Yes ☒ No	Application Date	04/25/2018	Interest Rate	18%
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
Auction Date	08/06/2018	Redemption Date	05/31/2018		
Months	4		1		
Tax Collector	\$3,497.88		\$3,497.88		
Tax Collector Interest	\$209.87		\$52.47		
Tax Collector Fee	\$12.50		\$12.50		
Total Tax Collector	\$3,720.25		\$3,562.85	T.C.	
Clerk Fee	\$130.00		\$130.00		
Sheriff Fee	\$120.00		\$120.00		
Legal Advertisement	\$200.00		\$200.00		
App. Fee Interest	\$27.00		\$6.75		
Total Clerk	\$477.00		\$456.75	C.H.	
Postage	\$60.00		\$0.00		
Researcher Copies	\$40.00		\$0.00		
Total Redemption Amount	\$4,297.25		\$4,019.60		
Repayment Overpayment Refund Amount			\$277.65		

Notes

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-284

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14282

May 4, 2018

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 05-01-1998, through 05-01-2018, and said search reveals the following:

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

Joseph A. Salvi

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

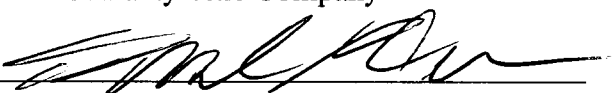
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 4, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14282

May 4, 2018

**Lot 19 and 20, Block 10, Britton Place, as per plat thereof, recorded in Deed Book 154, Page 521, of the
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14282

May 4, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$56,779.00. Tax ID 06-1986-000.

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: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-6-2018

TAX ACCOUNT NO.: 06-1986-000

CERTIFICATE NO.: 2016-3063

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

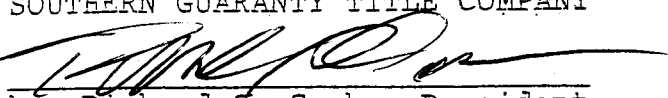
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Joseph A. Salvi
591 Telegraph Canyon Rd. #577
Chula Vista, CA 91910
and
1920 W. Maxwell St.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 4th day of May, 2018.

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 and return to:

Greenspoon Marder PA
250 S. Australian Avenue #700
West Palm Beach, FL 33406

File Number: FNMA-111159REO
Property Identification Number 172S30-1500-019-010
Grantee's Name: Joseph A. Salvi Jr.
Property Address: 1920 W Maxwell Street
Pensacola, FL 32501

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 28th day of January, 2011, between Federal National Mortgage Association whose post office address is 3900 Wisconsin Avenue NW, Washington, DC 20016-2892, grantor, and Joseph A. Salvi Jr. a Single man, whose post office address is 591 Telegraph Canyon Rd, #577, Chula Vista, CA 91910, 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 the Escambia County, Florida, to-wit:

Lots 19 and 20, Block 10, BRITTON PLACE, according to Pensacola Realty Company's Subdivision of Lot 7 and parts of Lots 1, 2, 6 and 8, Section 17, Township 2 South, Range 30 West, Escambia County, Florida, as shown on the plat of same recorded in Deed Book 154, at Page 521, of the Public Records of said county.

Parcel Identification Number: 172S30-1500-019-010

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than ~~\$24,000.00~~ for a period of 3 month(s) from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than ~~\$24,000.00~~ for a period of 3 month(s) from the date of this deed. These restrictions shall run with the land and are not personal to grantee.

The restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or Deed of Trust.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any, taxes and assessments for the year 2011 and subsequent years, and to all applicable zoning ordinances and or restrictions and prohibitions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And 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 claiming by, through or under grantors.

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:

Ashley Palmer
Witness Name: Ashley Palmer

Jana K. Cooke
Witness Name: Jana K. Cooke

Federal National Mortgage Association
organized and existing under the laws of the United
States of America

By: Greenspoon Marder, PA, as Attorney-in-Fact

BY: JULI LANGLOIS

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 28 day of January, 20 11, by
Juli Langlois of Greenspoon Marder PA as Attorney-in-Fact for Federal National Mortgage
Association existing under the laws of the United States of America. personally known to me or who { } has/have produced
a valid drivers license as identification.



Jana K. Cooke
Notary Public

Printed Name: _____

My Commission Expires: _____



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 5, 2018

MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II LLC
PO BOX 54900
NEW ORLEANS LA 70154

Dear Certificate Holder:

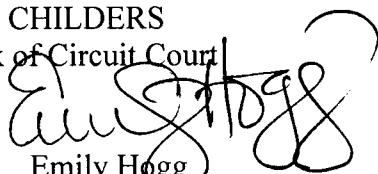
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 001145	\$450.00	\$6.75	\$456.75
2016 TD 008206	\$450.00	\$6.75	\$456.75
2016 TD 000397	\$450.00	\$6.75	\$456.75
2016 TD 008007	\$450.00	\$6.75	\$456.75
2016 TD 005834	\$450.00	\$6.75	\$456.75
2016 TD 003063	\$450.00	\$6.75	\$456.75

TOTAL \$2,781.10

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division