

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1800134

**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 / 4187**, 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: **08-1855-000**

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

**Property Owner:**  
**HAMMAC KATHI WALSH**  
**790 HALCYON CIR**  
**PENSACOLA, FL 32506**  
**LT 3 BLK 1 OR 3524 P 397 NAVY POINT PB 1 P 100 CA 220**

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
2016/4187	08-1855-000	06/01/2016	643.35	32.17	675.52

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
2017/4096	08-1855-000	06/01/2017	768.12	6.25	38.41	812.78

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

## Total Amount Paid

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

1,488.30  
0.00  
691.07  
200.00  
175.00  
  
2,554.37

## 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
19. Total Amount to Redeem

6.25

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.  
08-1855-000      2016

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800134

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
08-1855-000	2016/4187	06-01-2016	LT 3 BLK 1 OR 3524 P 397 NAVY POINT PB 1 P 100 CA 220

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:** 5025306090003001  
**Account:** 081855000  
**Owners:** HAMMAC KATHI WALSH  
**Mail:** 790 HALCYON CIR  
 PENSACOLA, FL 32506  
**Situs:** 627 W SUNSET AVE 32507  
**Use Code:** SINGLE FAMILY RESID   
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** NAVY  
 POINT/BAILEY/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	\$21,532	\$16,551	\$38,083	\$38,083
2016	\$21,532	\$16,029	\$37,561	\$37,561
2015	\$2	\$31,294	\$31,296	\$31,296

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/02/2015	7400	284	\$100	OT	<a href="#">View Instr</a>
09/01/2015	7400	286	\$30,000	WD	<a href="#">View Instr</a>
02/1994	3524	397	\$36,600	WD	<a href="#">View Instr</a>
01/1993	3303	425	\$10,400	QC	<a href="#">View Instr</a>
03/1983	1736	826	\$23,100	WD	<a href="#">View Instr</a>

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

### 2017 Certified Roll Exemptions

None

### Legal Description

LT 3 BLK 1 NAVY POINT PB 1 P 100 OR 7400 P 286 CA 220

### Extra Features

None

### Parcel Information

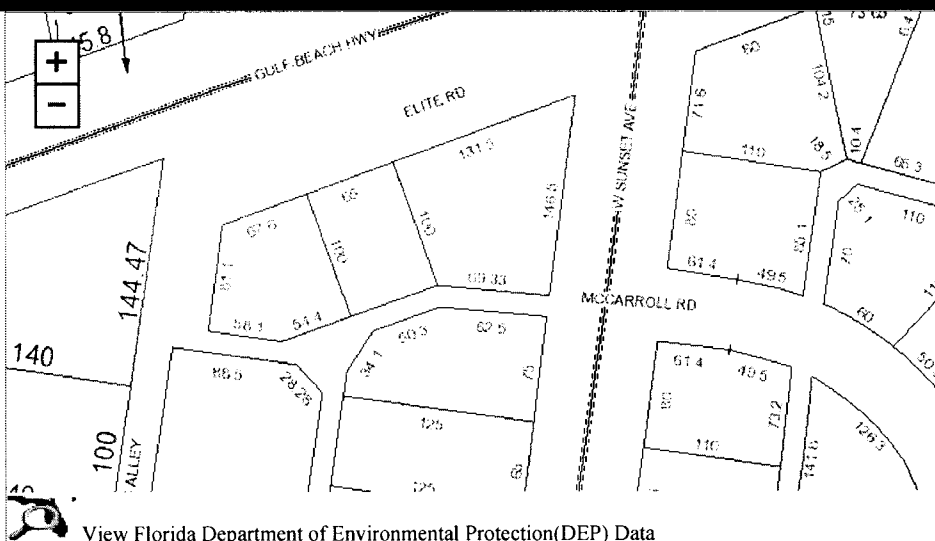
[Launch Interactive Map](#)

**Section Map Id:**  
CA220

**Approx. Acreage:**  
0.2746

**Zoned:**   
Com

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



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


### Buildings

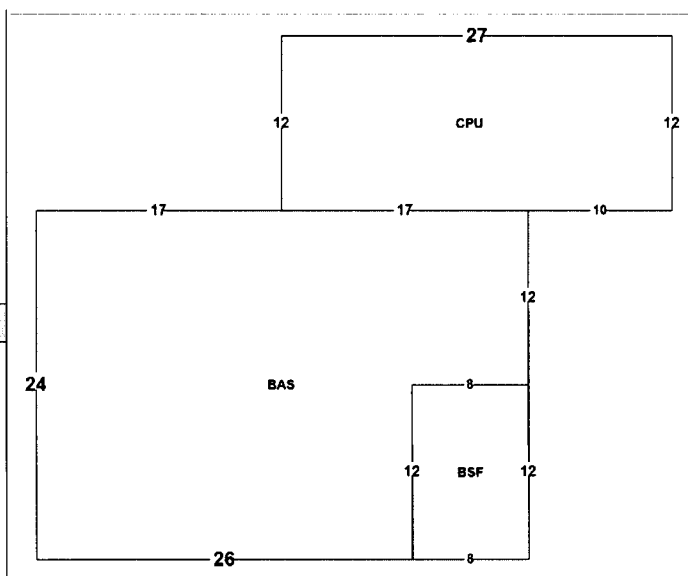
Address: 627 W SUNSET AVE, Year Built: 1944, Effective Year: 1954

### Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-COMMON  
 FLOOR COVER-HARDWOOD/PARQUET

**FOUNDATION-WOOD/SUB FLOOR**  
**HEAT/AIR-WALL/FLOOR FURN**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-GABL/HIP COMBO**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 **Areas - 1140 Total SF**  
**BASE AREA - 720**  
**BASE SEMI FIN - 96**  
**CARPORT UNF - 324**



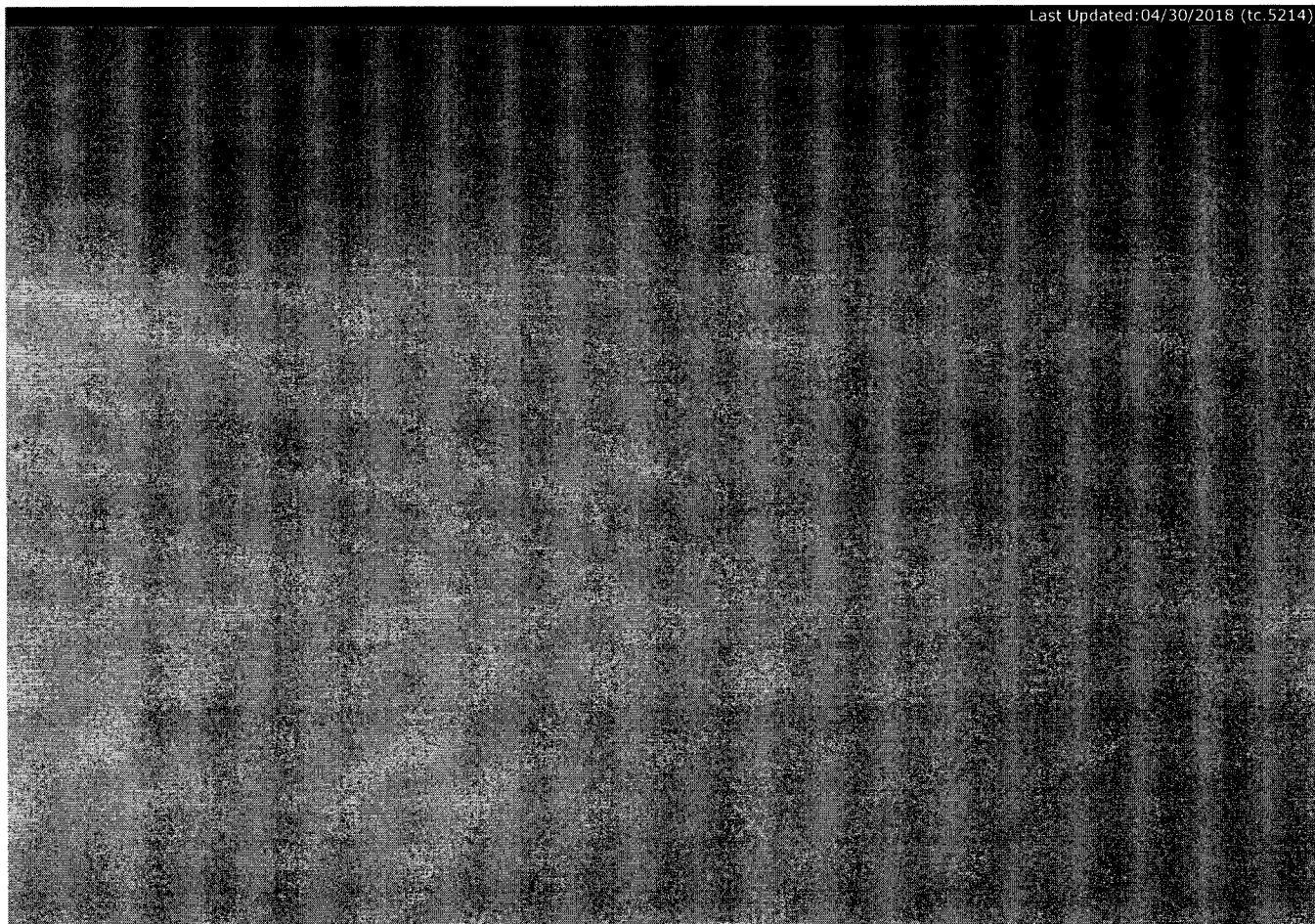
Images



3/27/18

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:04/30/2018 (tc.5214)



18-296

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**PROPERTY INFORMATION REPORT**

File No.: 14295

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:

Kathy Walsh Hammac

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.: 14295

May 4, 2018

**Lot 3, Block 1, Navy Point, as per plat thereof, recorded in Plat Book 1, Page 100A, 100B and 100C, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14295

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 \$38,083.00. Tax ID 08-1855-000.

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.: 08-1855-000

CERTIFICATE NO.: 2016-4187

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

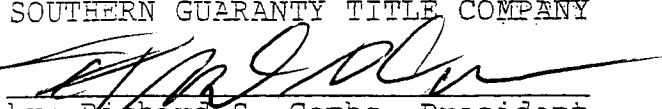
   X Notify Escambia County, 190 Governmental Center, 32502

   X Homestead for        tax year.

Kathi Walsh Hammac  
790 Halcyon Circle  
Pensacola, FL 32506  
and  
627 W. Sunset Ave.  
Pensacola, FL 32507

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:  
James C. Taylor  
Taylor & Van Matre, P.A.  
4300 Bayou Blvd., Suite #16  
Pensacola, Florida 32503  
File Number: TVM15-2068  
Sales Price \$30,000.00

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated September 01, 2015

by

**GREGORY W. MERLIN**

whose post office address is:

**142 COUNTRI LANE, CANTONMENT, FL 32533**

hereinafter called the GRANTOR, to

**KATHI WALSH HAMMAC**

whose post office address is:

**790 HALCYON CIRCLE, PENSACOLA, FL 32506**

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

**Lot 3, Block 1, Navy Point, a Subdivision of a portion of Section 50, Township 2 South, Range 30 West, Escambia County, Florida, according to the map or plat thereof, as recorded in Plat Book 1, Pages 100A, 100B and 100C, of the Public Records of said County.**

Parcel ID Number: 502S30-6090-003-001

**THE ABOVE DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

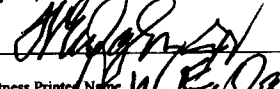
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

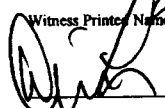
AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed, sealed and delivered in our presence:

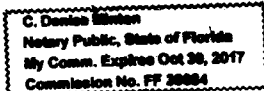
  
Witness Printed Name: Gregory W. Merlin

  
GREGORY W. MERLIN (Seal)

  
Witness Printed Name: Denise Minton

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this September 01, 2015 by: GREGORY W. MERLIN who is personally known to me or who has produced Drivers License as identification.



  
NOTARY PUBLIC  
My Commission Expires:

## RESIDENTIAL SALES

### ABUTTING ROADWAY MAINTENANCE DISCLOSURE

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, seller of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. 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 the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

**NAME OF ROADWAY:** SUNSET AVENUE

**LEGAL ADDRESS OF PROPERTY:**


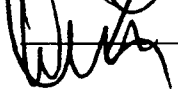
627 SUNSET AVENUE, PENSACOLA, Florida 32507

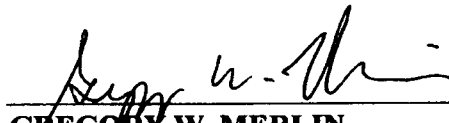
THE COUNTY HAS ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

This form completed by: TVM15-2068

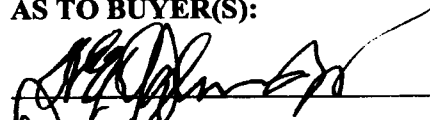
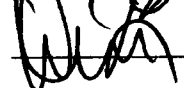
Taylor & Van Matre, P.A.  
4300 Bayou Boulevard ,Suite 16  
Pensacola , Florida

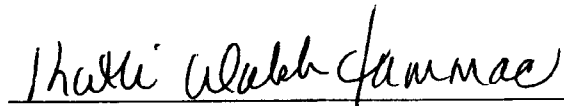
**AS TO SELLER(S):**

  
\_\_\_\_\_  
- Witness  
  
\_\_\_\_\_  
- Witness

  
\_\_\_\_\_  
**GREGORY W. MERLIN** - Seller  
\_\_\_\_\_  
- Seller

**AS TO BUYER(S):**

  
\_\_\_\_\_  
- Witness  
  
\_\_\_\_\_  
- Witness

  
\_\_\_\_\_  
**KATHI WALSH HAMMAC** - Buyer  
\_\_\_\_\_  
- Buyer

18-290

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

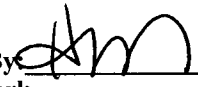
**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 081855000 Certificate Number: 004187 of 2016**

**Payor: KATHI HAMMAC 790 HALCYON CIR PENSACOLA, FL 32506**      **Date 06/19/2018**

Clerk's Check #	503614987	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$2,713.88
		Postage	\$10.84
		Researcher Copies	\$2.00
		Total Received	<del>\$3,203.72</del>
			2780.75

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:   
 Deputy Clerk

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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 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

**Case # 2016 TD 004187  
 Redeemed Date 06/19/2018**

**Name KATHI HAMMAC 790 HALCYON CIR PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$2,713.88
Postage = TD2	\$10.84
ResearcherCopies = TD6	\$2.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets




**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 081855000 Certificate Number: 004187 of 2016**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/06/2018"/>	Redemption Date <input type="text" value="06/19/2018"/> 
Months	4	2
Tax Collector	<input type="text" value="\$2,554.37"/>	<input type="text" value="\$2,554.37"/>
Tax Collector Interest	\$153.26	\$76.63
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,713.88	<input type="text" value="\$2,637.25"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$27.00	\$13.50
Total Clerk	\$477.00	<input type="text" value="\$463.50"/> TC
Postage	<input type="text" value="\$10.84"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,203.72	\$3,100.75
	Repayment Overpayment Refund Amount	\$102.97

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 •

June 25, 2018

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

Dear Certificate Holder:

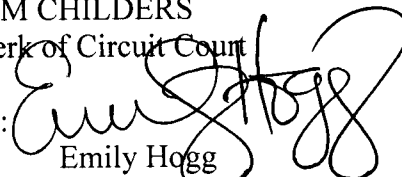
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 001991	\$450.00	\$13.50	\$463.50
2016 TD 004769	\$450.00	\$13.50	\$463.50
2016 TD 004187	\$450.00	\$13.50	\$463.50
2016 TD 008247	\$450.00	\$13.50	\$463.50

**TOTAL \$1,854.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:   
Emily Hogg  
Tax Deed Division