

18-563

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800348

Date of Tax Deed Application

Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 7185**, 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: **11-4355-000**

Cert Holder:

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Property Owner:

CARNLEY MELVIN G
470 E KINGSFIELD RD
CANTONMENT, FL 32533

SE 1/4 OF SE 1/4 OF NE 1/4 LESS OJ 4 P 350 ST RD R /W LESS
W 242 FT LESS E 130 FT OF W 372 FT OF S 2 (Full legal
attached.)

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
2016/7185	11-4355-000	06/01/2016	625.51	31.28	656.79

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
2017/6975	11-4355-000	06/01/2017	652.17	6.25	32.61	691.03

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)

1,347.82
0.00
583.63
200.00
175.00

2,306.45

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
19. Total Amount to Redeem

31,267.50

6.25

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
11-4355-000 2016

SE 1/4 OF SE 1/4 OF NE 1/4 LESS OJ 4 P 350 ST RD R /W LESS W 242 FT LESS E 130 FT OF W 372 FT OF S 25 0 FT LESS S 200 FT
OF E 160 FT OR 1371/3376 P 165/ 33 OR 4219 P 1445

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800348

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

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
11-4355-000	2016/7185	06-01-2016	SE 1/4 OF SE 1/4 OF NE 1/4 LESS OJ 4 P 350 ST RD R /W LESS W 242 FT LESS E 130 FT OF W 372 FT OF S 25 0 FT LESS S 200 FT OF E 160 FT OR 1371/3376 P 165/ 33 OR 4219 P 1445

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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

04-27-2018
Application Date

Applicant's signature

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
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← Navigate Mode ☒ Account ☐ Reference

General Information

Assessments

Year	Land	Imprv	Total	<u>Cap Val</u>
2017	\$76,988	\$40,122	\$117,110	\$62,535
2016	\$76,988	\$38,261	\$115,249	\$61,249
2015	\$76,988	\$34,752	\$111,740	\$60,824

Disclaimer

Amendment 1/Portability Calculations

➤ File for New Homestead Exemption Online

Sale Date	Book Page	Value	Type	Official Records (New Window)
01/1998	4219 1445	\$100	QC	View Instr
06/1993	3376 37	\$100	QC	View Instr
06/1993	3376 33	\$11,900	WD	View Instr
09/1979	1371 165	\$100	WD	View Instr

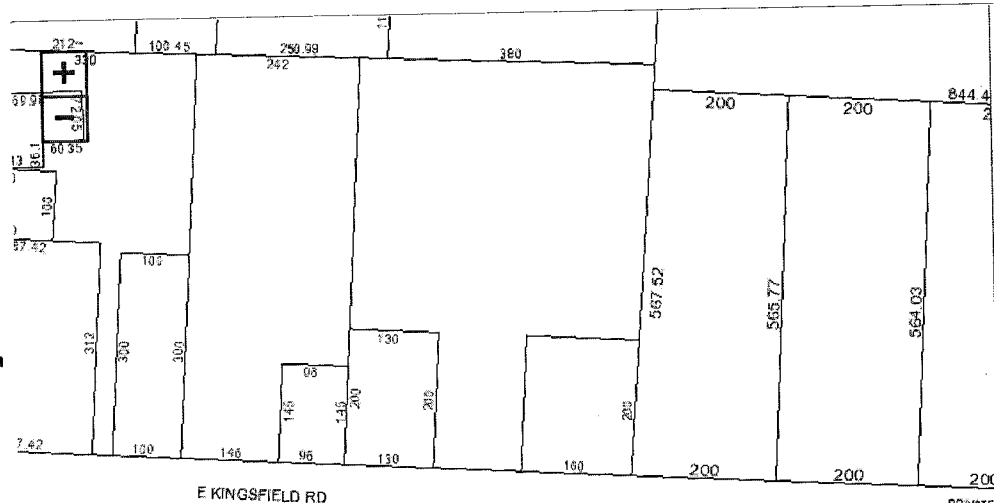
Legal Description

SE 1/4 OF SE 1/4 OF NE 1/4 LESS OJ 4 P 350 ST RD R/W
LESS W 242 FT LESS E 130 FT OF W 372 FT OF S 250 FT
LESS...

None

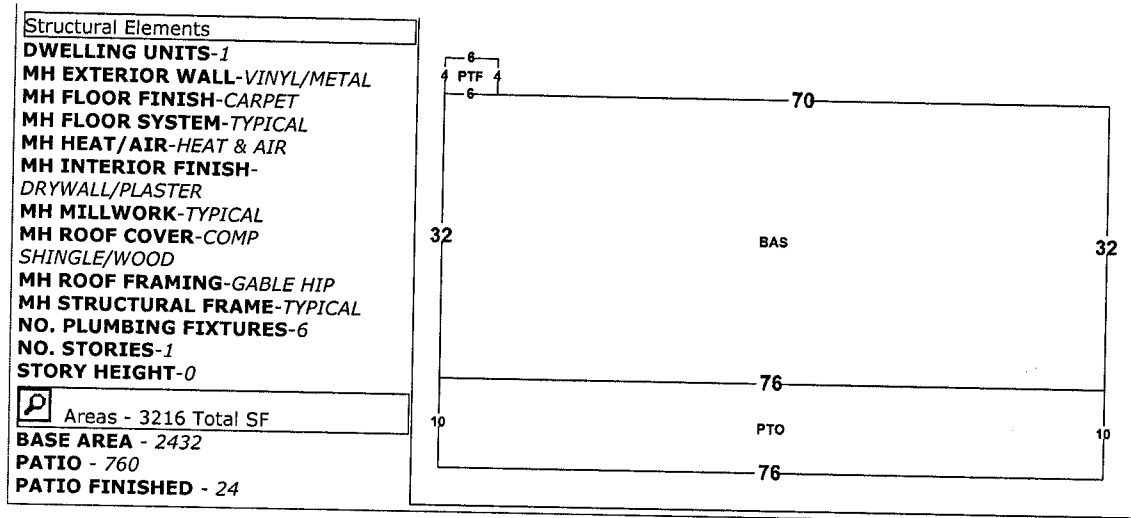
Launch Interactive Map

**Evacuation
& Flood
Information**
Open Report

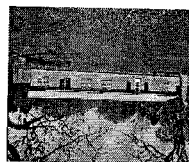


View Florida Department of Environmental Protection(DEP) Data

Address: 470 E KINGSFIELD RD, Year Built: 1998, Effective Year: 1998



Images



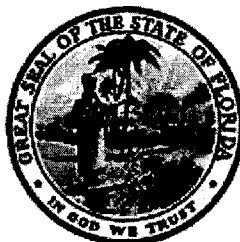
3/20/17

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:05/17/2018 (tc.2850)

18-563

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: 114355000 Certificate Number: 007185 of 2016

**Payor: RESOURCE REAL ESTATE SERVICES LLC 300 RED BROOK BLVD SUITE 300 OWING
 MILLS, MD 21117 Date 06/04/2018**

Clerk's Check # 7685902290
 Tax Collector Check # 1

Clerk's Total \$497.25
 Tax Collector's Total \$2,554.88
 Postage \$60.00
 Researcher Copies \$0.00
 Total Received ~~\$3,112.13~~
\$ 2,525.39

PAM CHILDERS
 Clerk of the Circuit Court

Received By: Whitney Copping
 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
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**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

Case # 2016 TD 007185

Redeemed Date 06/04/2018

Name RESOURCE REAL ESTATE SERVICES LLC 300 RED BROOK BLVD SUITE 300 OWING MILLS, MD
 21117

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$2,554.88
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: 114355000 Certificate Number: 007185 of 2016

Redemption	☐ Yes ☒ No	Application Date	04/27/2018	Interest Rate	18%
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
Auction Date	11/05/2018	Redemption Date	06/04/2018		
Months	7		2		
Tax Collector	\$2,306.45		\$2,306.45		
Tax Collector Interest	\$242.18		\$69.19		
Tax Collector Fee	\$6.25		\$6.25		
Total Tax Collector	\$2,554.88		\$2,381.89	T.C.	
Clerk Fee	\$130.00		\$130.00		
Sheriff Fee	\$120.00		\$120.00		
Legal Advertisement	\$200.00		\$200.00		
App. Fee Interest	\$47.25		\$13.50		
Total Clerk	\$497.25		\$463.50	C.H.	
Postage	\$60.00		\$0.00		
Researcher Copies	\$40.00		\$0.00		
Total Redemption Amount	\$3,152.13		\$2,845.39		
Repayment Overpayment Refund Amount			\$306.74		

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 13, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

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.

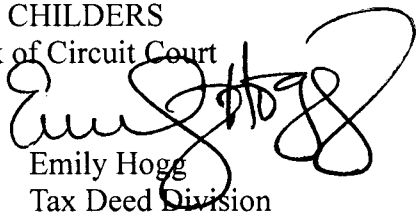
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 007185	\$450.00	\$13.50	\$463.50

TOTAL \$463.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-563

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15589

August 10, 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 08-10-1998, through 08-10-2018, and said search reveals the following:

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

Melvin Glenn Carnley

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

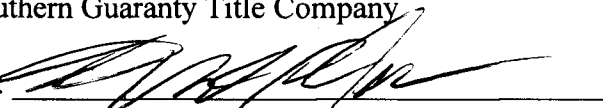
4. Taxes:

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: 

August 10, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15589

August 10, 2018

281N311401000000 - Full Legal Description

SE 1/4 OF SE 1/4 OF NE 1/4 LESS OJ 4 P 350 ST RD R/W LESS W 242 FT LESS E 130 FT OF W 372 FT OF S 250 FT
LESS S 200 FT OF E 160 FT OR 1371/3376 P 165/33 OR 4219 P 1445

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15589

August 10, 2018

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

1. That certain mortgage executed by Melvin Glenn Carnley in favor of HomeBridge Financial Services, Inc. dated 04/25/2018 and recorded 05/07/2018 in Official Records Book 7900, page 1910 of the public records of Escambia County, Florida, in the original amount of \$164,700.00.
2. All Taxes Paid. The assessed value is \$117,110.00. Tax ID 11-4355-000.

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: 11-5-2018

TAX ACCOUNT NO.: 11-4355-000

CERTIFICATE NO.: 2016-7185

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

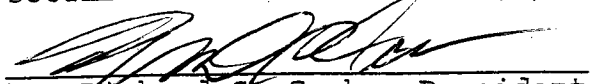
 X Homestead for 2017 tax year.

Melvin Glenn Carnley
470 E. Kingsfield Rd.
Cantonment, FL 32533

HomeBridge Financial Services, Inc.
194 Wood Ave. South, 9th Floor
Iselin, NJ 08830

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 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.

10.50
70

OR BK 4219 PG 1445
Escambia County, Florida
INSTRUMENT 98-455056

DEED DOC STAMPS PD @ ESC CO \$ 0.70
02/05/98 ERMIE LEE MAGANA, CLERK
By: *[Signature]*

This instrument prepared by:
Becky Morgan
FIRST AMERICAN TITLE INS. CO.
4501 Twin Oaks Drive, Suite 101
Pensacola, Florida 32506
File No. 97-3141
Pursuant to the issuance of title ins.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 28th day of January, 1998 by Dagmar F. Thurman, a married woman whose post office address is: 6990 Heather Oak Drive/Pensacola, FL 32506, first party, to Melvin Glenn Carnley, whose post office address is: 470 E. Kingsfield Road/Cantonment, FL 32533, second party:

Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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 the presence of:

[Signature]
[Signature]
Becky Morgan

[Signature]
Dagmar F. Thurman

STATE OF FLORIDA

COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Dagmar F. Thurman, a married woman who are personally known to me or who have produced DRIVER'S LICENSE as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State aforesaid this 28th day of January, 1998.

(SEAL)

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES:

AMY L. MANNING
"Notary Public-State of FL"
Comm. Exp. August 1, 1999
Comm. No. CC 485280

OR BK 4219 PG1446
Escambia County, Florida
INSTRUMENT 98-455056

RCD Feb 05, 1998 04:26 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-455056

Schedule A

The Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of
Section 28, Township 1 North, Range 31 West, Escambia County,
Florida less Order and Judgement Book 4, Page 350, and Less and
Except the South 50 feet for right of way, the South 200 feet of
the East 160 feet, and the West 242 feet, and the West 372 feet
of the South 200 feet of said property not including said 50
feet right of way.

After Recording Return To:
~~Homebridge Financial Services, Inc.~~
~~433 Hackensack Ave, 5th Floor~~
~~Hackensack, NJ 07601~~
~~201-498-9300~~
ATTN: Final Docs Department

This Document Prepared By:
Michele Estrada
Homebridge Financial Services, Inc.
194 Wood Avenue South, 9th floor
Iselin, NJ 08830
732-738-7100

[Space Above This Line For Recording Data]

Return to:
RESOURCE REAL ESTATE
SERVICES, LLC
300 Red Brook Blvd.
Suite 300
Owings Mills, MD 21117
(410) 654-5550
File # DK-18-29849

MORTGAGE

Carnley
Loan #: HB0063918
MIN: 100288220000895305
MERS Phone: 1-888-679-6377
PIN:
Case #: 17-17-6-1911864

**NOTICE: THIS LOAN IS NOT ASSUMABLE
WITHOUT THE APPROVAL OF THE
DEPARTMENT OF VETERANS AFFAIRS OR ITS
AUTHORIZED AGENT.**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **April 25, 2018**, together with all Riders to this document.

(B) "Borrower" is **MELVIN GLENN CARNLEY**. Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is **HomeBridge Financial Services, Inc.** Lender is a Corporation organized and existing under the laws of NJ. Lender's address is **194 Wood Avenue South, 9th Floor, Iselin, NJ 08830**.

(E) "Note" means the promissory note signed by Borrower and dated **April 25, 2018**. The Note states that Borrower owes Lender **One Hundred Sixty-Four Thousand Seven Hundred And 00/100 Dollars** (U.S. \$164,700.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to