18-317

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800155

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 / 8206**, 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: **13-3439-000**

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

Property Owner:
MILLER BETTY L &
LITTLETON ROSSALYNN
710 SCENIC HWY # 312
PENSACOLA, FL 32503
S 27 FT OF N 47 FT OF LT 4 AND OF W 35 FT OF LT 5 BLK 69 EAST KING TRACT OR 3229 P 739 OR 3656 P 467 (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
2016/8206	13-3439-000	06/01/2016	644.01	32.20	676.21

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
2017/8014	13-3439-000	06/01/2017	668.20	6.25	33.41	707.86

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	1,384.07
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	584.24
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)	2,343.31
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	6.25
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.

13-3439-000 2016

S 27 FT OF N 47 FT OF LT 4 AND OF W 35 FT OF LT 5 BLK 69 EAST KING TRACT OR 3229 P 739 OR 3656 P 467 OR 4661 P 1122 OR 6128 P 306 CA 65

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800155

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
13-3439-000	2016/8206	06-01-2016	S 27 FT OF N 47 FT OF LT 4 AND OF W 35 FT OF LT 5 BLK 69 EAST KING TRACT OR 3229 P 739 OR 3656 P 467 OR 4661 P 1122 OR 6128 P 306 CA 65

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

Applicant's signature

04-25-2018
Application Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	000S009020043069
Account:	133439000
Owners:	MILLER BETTY L & LITTLETON ROSSALYNN
Mail:	710 SCENIC HWY # 312 PENSACOLA, FL 32503
Situs:	1722 N DAVIS HWY 32503
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Schools (Elem/Int/High):	GLOBAL LEARNING ACADEMY/WORKMAN/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	$5,540	$24,320	$29,860	$29,860
2016	$5,540	$24,709	$30,249	$30,249
2015	$5,540	$23,367	$28,907	$28,907

Disclaimer

Amendment 1/Portability Calculations

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/2007	6128	306	$100	WD	View Instr
02/2001	4661	1122	$6,000	WD	View Instr
02/1998	4223	1827	$100	WD	View Instr
09/1994	3656	467	$100	QC	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

S 27 FT OF N 47 FT OF LT 4 AND OF W 35 FT OF LT 5 BLK 69 EAST KING TRACT OR 3229 P 739 OR 3656 P 467 OR 4661 P 1122...

Extra Features

None

Parcel Information

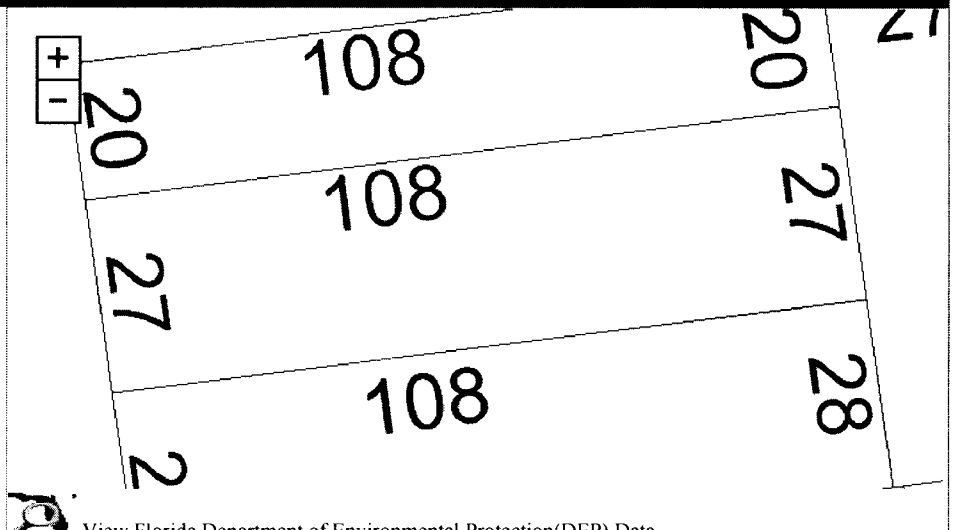
Launch Interactive Map

Section Map Id: CA065

Approx. Acreage: 0.0669

Zoned: R-1AA

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

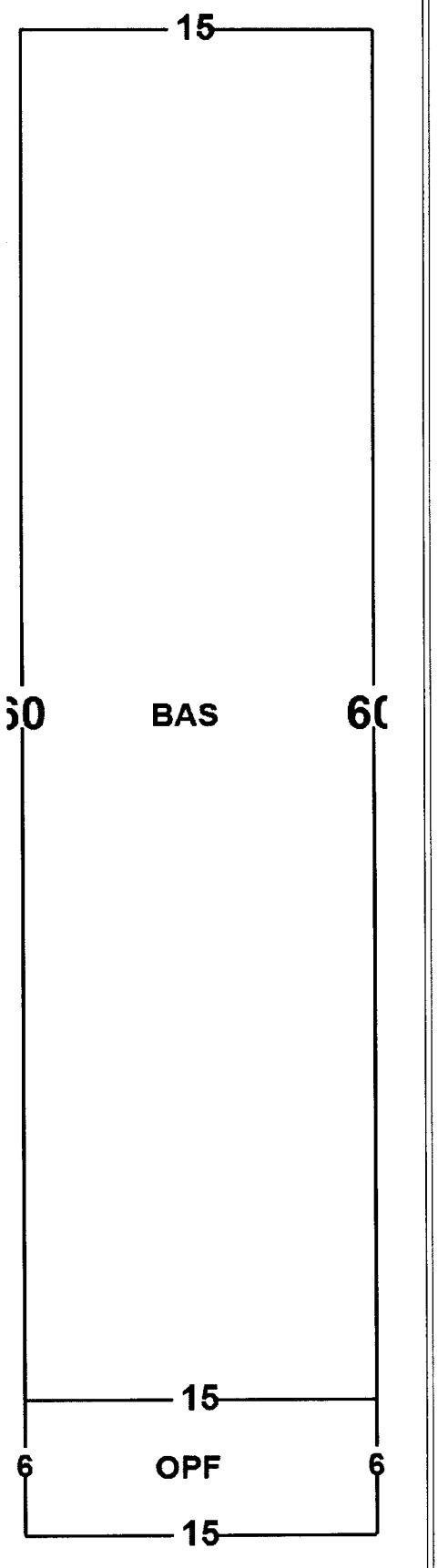
Address:1722 N DAVIS HWY, Year Built: 1941, Effective Year: 1955

Structural Elements

DECOR/MILLWORK AVERAGE
DWELLING UNITS 1
EXTERIOR WALL SIDING-SHT AVG
FLOOR COVER CARPET
FOUNDATION WOOD/NO SUB FLR

HEAT/AIR-*UNIT HEATERS*
INTERIOR WALL-*WOOD/WALLBOARD*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*COMPOSITION SHG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 990 Total SF
BASE AREA - *900*
OPEN PORCH FIN - *90*

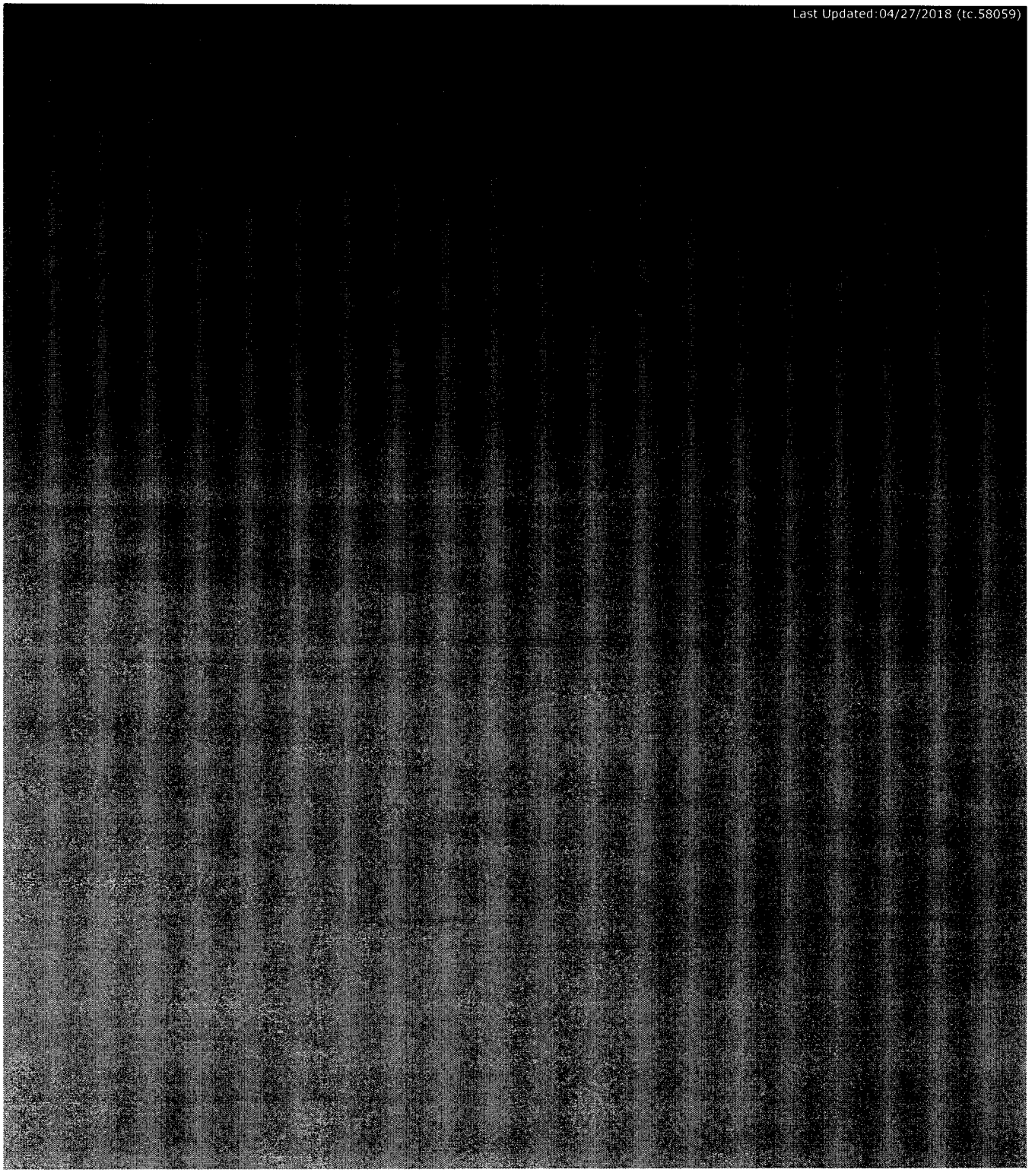


Images



7/15/14

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



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: 133439000 Certificate Number: 008206 of 2016

Payor: BETTY MILLER 710 SCENIC HWY # 312 PENSACOLA, FL 32503 **Date** 05/29/2018

Clerk's Check #	1	Clerk's Total	$477.00 2521.46
Tax Collector Check #	1	Tax Collector's Total	$2,420.16
		Postage	$21.68
		Researcher Copies	$1.00
		Total Received	~~$2,989.84~~

$2522.46

PAM CHILDERS
Clerk of the Circuit Court

Received By:
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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MIS
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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 008206
Redeemed Date 05/29/2018
Name BETTY MILLER 710 SCENIC HWY # 312 PENSACOLA, FL 32503

Clerk's Total = TAXDEED	$477.00
Due Tax Collector = TAXDEED	$2,290.16 2521.46
Postage = TD2	$21.68
ResearcherCopies = TD6	$1.00

• **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: 133439000 Certificate Number: 008206 of 2016

Redemption Yes | Application Date 04/25/2018 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/06/2018	Redemption Date 05/29/2018
Months	4	1
Tax Collector	$2,343.31	$2,343.31
Tax Collector Interest	$140.60	$35.15
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$2,490.16	$2,384.71 TC
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 CH
Postage	$21.68	$0.00
Researcher Copies	$1.00	$1.00
Total Redemption Amount	$2,989.84	$2,842.46
	Repayment Overpayment Refund Amount	$147.38

Notes

18-317

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.: 14316

May 6, 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 05-02-1998, through 05-02-2018, and said search reveals the following:

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

   Betty L. Miller and Rossalynn Littleton

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 6, 2018

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 14316 May 6, 2018

000S009020043069 - Full Legal Description

S 27 FT OF N 47 FT OF LT 4 AND OF W 35 FT OF LT 5 BLK 69 EAST KING TRACT OR 3229 P 739 OR 3656 P 467 OR 4661 P 1122 OR 6128 P 306 CA 65

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 14316

May 6, 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 $29,860.00. Tax ID 13-3439-000.

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: 8-6-2018

TAX ACCOUNT NO.: 13-3439-000

CERTIFICATE NO.: 2016-8206

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.

Betty L. Miller
Rosalynn Littleton
710 Scenic Hwy. #312
Pensacola, FL 32503
and
1722 N. Davis Hwy.
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 6th 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.

Recorded in Public Records 04/18/2007 at 03:12 PM OR Book 6128 Page 306, Instrument #2007036732, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $0.70

This instrument prepared by:

CHARLES H. OVERMAN, III
701 South "J" STREET
PENSACOLA, FL 32501

00-0S-00-9020-043-069
Parcel ID Number

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This WARRANTY DEED

Made this 17th day of April, 2007 by ***BETTY L. MILLER****, a single woman, hereinafter called the Grantor, to* ***BETTY L. MILLER and ROSSALYNN LITTLETON****, as joint tenants with right of survivorship, whose post office address is 710 Scenic Highway, Pensacola, Florida 32503, hereinafter called the Grantees.*

(Whenever used herein the term "grantor" and "grantee" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, whenever the content so admits or requires.)

Witnesseth*, that the Grantor, for and in consideration of the sum of $ 1.00 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, situated in Escambia County, State of Florida, to-wit:*

The South 27 feet of the North 47 feet of Lot 4, and the South 27 feet of the West 35 feet of Lot 5, Block 69 of East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances, except covenants, restrictions and easements of record, and taxes for the current and subsequent years.*

In Witness Whereof*, the said Grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Michelle M. Quintana
Printed Name: MICHELLE M. QUINTANA

Irene Macy
Printed Name: IRENE MACY

Betty L Miller
Printed Name: BETTY L. MILLER

Address: 710 SCENIC HIGHWAY, #312
PENSACOLA, FL 32503

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of April, 2007, by BETTY L. MILLER, *who has produced* Florida Driver's License *as identification.*

Irene Macy
NOTARY PUBLIC

Irene Macy
Commission # DD483276
Expires November 30, 2009
Bonded Troy Fain - Insurance, Inc 800-385-7019

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

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