

18-318

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800156

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 / 8247**, 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: **13-3785-000**

Cert Holder:

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

Property Owner:

DAVIS FELECIA
1806 DR MARTIN LUTHER KING JR DR
PENSACOLA, FL 32503
LT 5 BLK 104 EAST KING TRACT OR 4130 P 1436 CA 64

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
2016/8247	13-3785-000	06/01/2016	450.97	22.55	473.52

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
2017/8056	13-3785-000	06/01/2017	457.19	6.25	22.86	486.30

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

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

959.82

0.00

413.23

200.00

175.00

1,748.05

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
- Redemption Fee
- Total Amount to Redeem

22317.00

6.25

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

Date of Sale: August 6, 2018

By



*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 13-3785-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800156

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
13-3785-000	2016/8247	06-01-2016	LT 5 BLK 104 EAST KING TRACT OR 4130 P 1436 CA 64

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:	0005009020005104
Account:	133785000
Owners:	DAVIS FELECIA
Mail:	1806 DR MARTIN LUTHER KING JR DR PENSACOLA, FL 32503
Situs:	1806 DR MARTIN LUTHER KING JR DR 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	\$7,125	\$43,625	\$50,750	\$44,634
2016	\$7,125	\$42,247	\$49,372	\$43,716
2015	\$7,125	\$40,421	\$47,546	\$43,413
Disclaimer				
Amendment 1/Portability Calculations				
> File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/1997	4130	1436	\$36,700	WD	View Instr
01/1994	3504	594	\$900	TD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions
HOMESTEAD EXEMPTION
Legal Description
LT 5 BLK 104 EAST KING TRACT OR 4130 P 1436 CA 64
Extra Features
None

Parcel Information

Section Map Id:
CA064

Approx. Acreage:
0.0861

Zoned:
R-1AA

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)


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

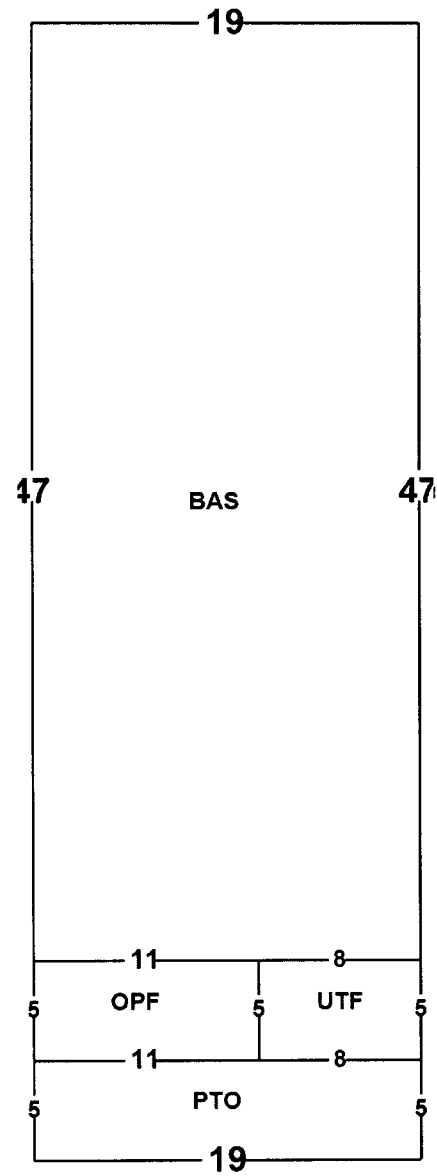
Buildings

Address: 1806 DR MARTIN LUTHER KING JR DR, Year Built: 1996, Effective Year: 1996

Structural Elements
 DECOR/MILLWORK-BELOW AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-VINYL SIDING
 FLOOR COVER-VINYL ASBESTOS
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL HVAC

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1123 Total SF**
BASE AREA - 933
OPEN PORCH FIN - 55
PATIO - 95
UTILITY FIN - 40



Images



11/15/16

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: 04/27/2018 (tc.58025)

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.: 14317

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:

Felecia Davis

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.: 14317

May 6, 2018

Lot 5, Block 104, East King Tract, CA 64, Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14317

May 6, 2018

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

1. Utility Lien filed by ECUA rfeordred in O.R. Book 6991, page 1037.
2. Judgment filed by State of Floirda, Agency for Workforce Innovation Unemployment Compensation Servicdes Benefit Payment Control Section recorded in O.R. Book 6277, page 875.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$50,750.00. Tax ID 13-3785-000.

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: rcsgrt@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.: 13-3785-000

CERTIFICATE NO.: 2016-8247

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.

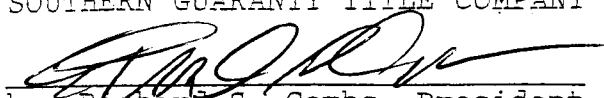
Felecia Davis
1806 Martin Luther King Dr.
Pensacola, FL 32503

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

State of Florida
Agency for Workforce Innovation
Unemployment Compensation Services
Benefit Payment Control Section
P.O. Drawer 5150
Tallahassee, FL 32314

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.

This instrument prepared by:

✓Chelsea Title
714 N. Spring St.
Pensacola, FL 32501
File No. 97-99-R

OR BK 4130 PG1436
Escambia County, Florida
INSTRUMENT 97-385925

DEED DOC STAMPS PD @ ESC CO \$ 256.90
05/16/97 ERNIE LEE MORGAN, CLERK
By: Betty H. Salter

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS INDENTURE made this May 14, 1997

between

PENSACOLA HABITAT FOR HUMANITY, INC.

,
party of the first part, whose mailing address is
P. O. BOX 13204 PENSACOLA, FL 32501
and
FELECIA DAVIS, A SINGLE WOMAN

whose mailing address is 1806 N. ALCANIZ STREET PENSACOLA, FL 32503-4546 ,
Soc Sec. No. [REDACTED] party(ies) of the second part,

WITNESSETH, that the said party of the first part, for and in consideration
of the sum of TEN DOLLARS AND NO/100 DOLLARS, to it in hand paid by the party
of the second part, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said party of the second part, its successors and
assigns, forever, the following described property, situate, lying and being in
the County of ESCAMBIA County, State of Florida, to wit:

**Lot 5, Block 104, EAST KING TRACT, Section 19, Township 2 South, Range 30
West, City Atlas 64, of the Public Records of Escambia County, Florida.**

PARCEL ID# 00-0S-00-9020-005-104

To have and to hold the same unto the said party of the second part in fee
simple.

And the said party of the first part does hereby covenant with the said
party of the second part, that except as above noted, that at the time of the
delivery of this deed the premises were free from all encumbrances made by it,
and that it will warrant and defend the same against the lawful claims and
demands of all persons claiming by through or under him, but against none other.

Subject to taxes for the current year, zoning ordinances and restrictions,
limitations and easements of record.

IN WITNESSETH WHEREOF, the undersigned has hereunto set the seal of the
corporation on this May 14, 1997

Signed, sealed and Delivered
in the presence of:

PENSACOLA HABITAT FOR HUMANITY, INC.

By: Betty H. Salter, Pres
BETTY H. SALTER, PRESIDENT

REBECCA F. KATES

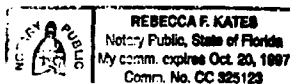
JULIE A. MESSER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on May 14, 1997
By: Betty H. Salter, President of
PENSACOLA HABITAT FOR HUMANITY, INC.

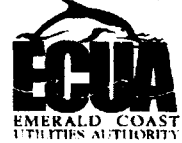
who executed same on behalf of the said corporation, who is personally known
to me.

(seal)



Rebecca F. Kates
Notary Public REBECCA F. KATES

This Instrument Was Prepared
By And Is To Be Returned To:
LORETTA M LEE,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 5 BLK 104 EAST KING TRACT OR 4130 P 1436 CA 64

Customer: FELECIA DAVIS

Account Number: 108164-101475

Amount of Lien: \$183.93, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 031913

EMERALD COAST UTILITIES AUTHORITY

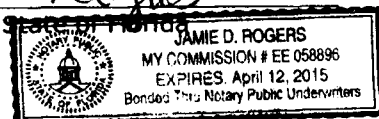
BY: *Loretta M Lee*

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20 day of March, 20 13, by LORETTA M LEE of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]

Jamie D. Rogers
Notary Public - State of Florida



IN THE COUNTY COURT OF THE SECOND JUDICIAL CIRCUIT,
IN AND FOR LEON COUNTY, FLORIDA

STATE OF FLORIDA
AGENCY FOR WORKFORCE INNOVATION
UNEMPLOYMENT COMPENSATION SERVICES
BENEFIT PAYMENT CONTROL SECTION

Plaintiff,

CASE NO.: 07 SC 5057
Civil Division

VS.

FELECIA DAVIS
Defendant,

FINAL JUDGMENT FOR PLAINTIFF
(Default)

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2008 JAN 11 P 12:00
FILED & RECORDED
CIVIL DIVISION

This case came before the Court on the Plaintiff's complaint which was duly served upon the Defendant and notice given for this scheduled pre-trial.

The Defendant failed to appear.

It is therefore **ORDERED AND ADJUDGED** that Plaintiff, AGENCY FOR WORKFORCE INNOVATION, UNEMPLOYMENT COMPENSATION PROGRAM recovers from Defendant, FELECIA DAVIS the sum of \$690.00 on principal, NO pre-judgment interest, NO attorney's fees, with costs of \$5.21 for filing fees and \$0 for service of process, all of which shall bear interest at the rate of **11.0 %** per annum as provided for by Florida Statute, for all of which let execution issue.

DONE AND ORDERED at Tallahassee, Florida on December 11, 2007.

James O. Shelfer

COUNTY JUDGE
[] RONALD W. FLURY
[] JAMES O. SHELFER

Copies furnished to:

PLAINTIFF / PLAINTIFF'S COUNSEL
File number - 356359-2007263-SCC2626

DEFENDANT / DEFENDANT'S COUNSEL

Plaintiff's address:
P O Drawer 5150
Tallahassee FL 32314-5150

Defendant(s)'s last known address (if known):
1806 DR MARTIN LUTHER KING DR
PENSACOLA FL 32503

A Certified Copy
Attest:

Bob Inzer
Clerk Circuit Court
Leon County, Florida



By *Jessha DeMuth*
D.C.

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: 133785000 Certificate Number: 008247 of 2016**

Payor: JEROME LYONS 3308 MARCUS DR PENSACOLA FL 32503 Date 06/20/2018

Clerk's Check #	2788443	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$1,869.18
		Postage	\$21.68
		Researcher Copies	\$3.00
		Total Received	\$2,360.86

\$1953.24

**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



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

Case # 2016 TD 008247

Redeemed Date 06/20/2018

Name JEROME LYONS 3308 MARCUS DR PENSACOLA FL 32503

Clerk's Total = TAXDEED	\$477.00	\$1950.24
Due Tax Collector = TAXDEED	\$1,859.18	
Postage = TD2	\$21.68	
ResearcherCopies = TD6	\$3.00	

• 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: 133785000 Certificate Number: 008247 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="06/20/2018"/> 
Months	4	2
Tax Collector	<input type="text" value="\$1,748.05"/>	<input type="text" value="\$1,748.05"/>
Tax Collector Interest	\$104.88	\$52.44
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,859.18	<input type="text" value="\$1,806.74"/> 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"/> CH
Postage	<input type="text" value="\$21.68"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	\$2,360.86	\$2,273.24
	Repayment Overpayment Refund Amount	\$87.62

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