

18-319

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800157

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 / 8259**, 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: **13-4026-000**

Cert Holder:

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

Property Owner:

REPF FUND 1 LLC
11427 HARTMAN HWY
CINCINNATI, OH 45241
LT 2 BLK 120 EAST KING TRACT OR 6681 P 1190 CA 62

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
2016/8259	13-4026-000	06/01/2016	817.29	40.86	858.15

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
2017/8077	13-4026-000	06/01/2017	846.47	6.25	42.32	895.04

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)

1,753.19

0.00

748.87

200.00

175.00

2,877.06

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

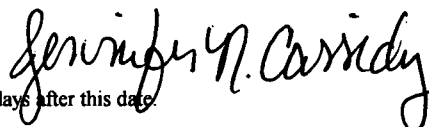
8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 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



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

13-4026-000

2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800157

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
13-4026-000	2016/8259	06-01-2016	LT 2 BLK 120 EAST KING TRACT OR 6681 P 1190 CA 62

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: 0005009020002120
Account: 134026000
Owners: REPF FUND 1 LLC
Mail: 11427 HARTMAN HWY
 CINCINNATI, OH 45241
Situs: 2602 DR MARTIN LUTHER KING JR DR
 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Schools (Elem/Int/High): OJ SEMMES/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	\$30,683	\$37,808	\$37,808
2016	\$7,125	\$31,108	\$38,233	\$38,233
2015	\$7,125	\$29,417	\$36,542	\$36,542

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/27/2015	7419	1571	\$45,000	WD	View Instr
12/27/2010	6681	1190	\$1,000	QC	View Instr
08/2007	6201	1374	\$18,000	WD	View Instr
07/2007	6180	1181	\$100	CJ	View Instr
08/1995	3852	849	\$4,000	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

LT 2 BLK 120 EAST KING TRACT OR 7419 P
 1571 CA 62

Extra Features

None

Parcel Information

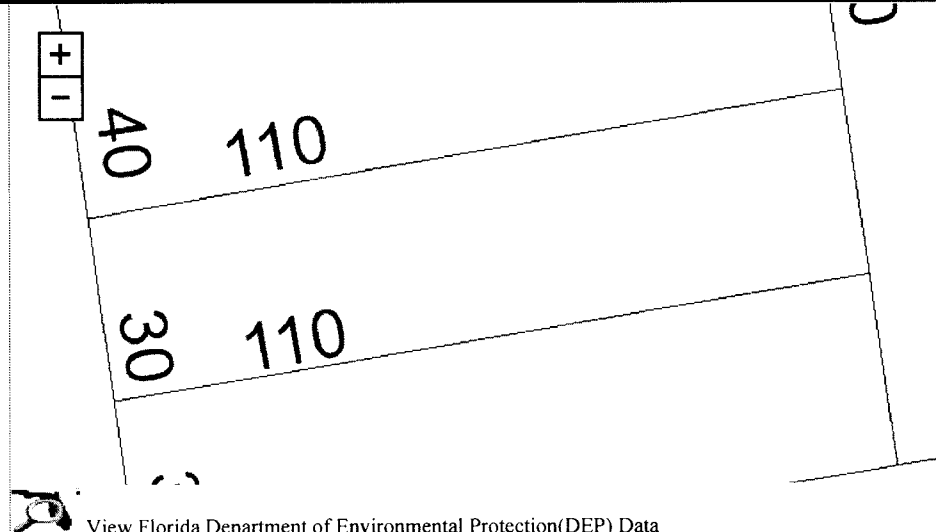
[Launch Interactive Map](#)

Section Map Id:
 CA062

Approx. Acreage:
 0.0861

Zoned:
 R-1AA

Evacuation & Flood Information
[Open Report](#)



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


Buildings

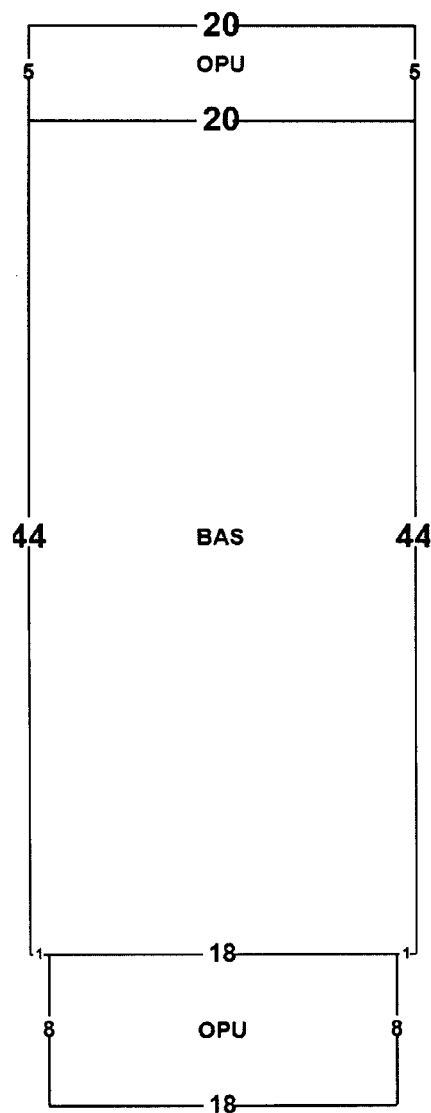
Address: 2602 DR MARTIN LUTHER KING JR DR, Year Built: 1948, Effective Year: 1960

Structural Elements

DECOR/HILLWORK AVERAGE
 DWELLING UNITS 3
 EXTERIOR WALL VINYL SIDING

EXTERIOR WALL-ALUMINUM SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1124 Total SF
BASE AREA - 880
OPEN PORCH UNF - 244



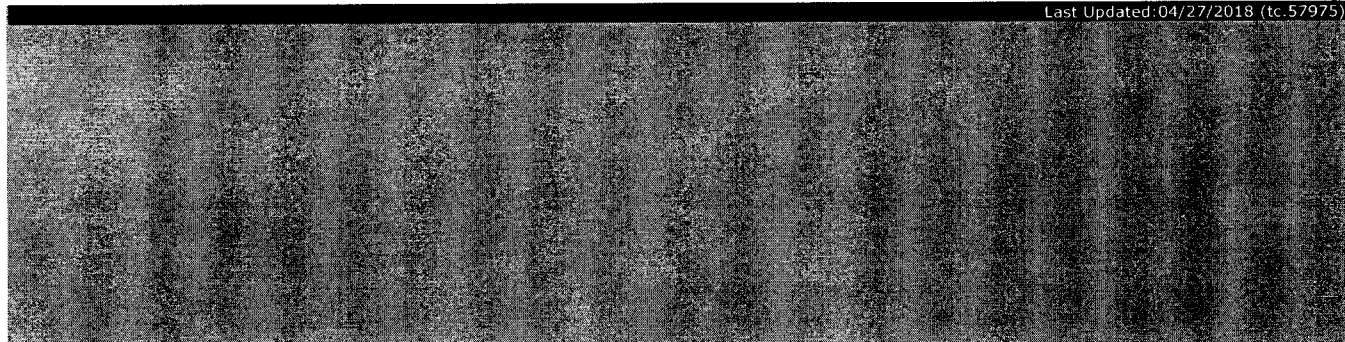
Images



7/24/14

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.

Last Updated:04/27/2018 (tc.57975)



18-319

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.: 14318

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:

REPF Fund 1, LLC

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.: 14318

May 6, 2018

Lot 12, Block 120, East King Tract, O.R. Book 7419, page 1571, CA 62, Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14318

May 6, 2018

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

1. That certain mortgage executed by REPF Fund 1, LLC in favor of Hardy Living Trust dated 08/22/1997 dated 08/27/2015 and recorded 10/12/2015 in Official Records Book 7419, page 1572 of the public records of Escambia County, Florida, in the original amount of \$37,000.00.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$37,808.00. Tax ID 13-4026-000.

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.: 13-4026-000

CERTIFICATE NO.: 2016-8259

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.

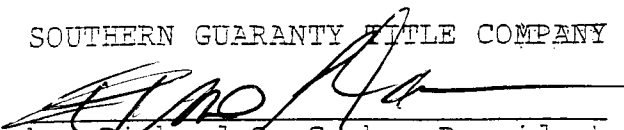
REPF Fund 1, LLC
11427 Hartman Hwy. Hwy.
Cincinnati, OH 45241

Unknown Tenants
2602 Martin Luther King Dr.
Pensacola, FL 32503

Hardy Living Trust dated 8-22-1997
706 Radcliff Ave.
Lynn Haven, FL 32444

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:
Charles Liberis
Liberis Law Firm
212 West Intendencia Street
Pensacola, Florida 32502
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraiser's Parcel I.D. (Polio) Number(s):
000500-9020-002-120

Grantee(s) S.S.#(s):
File No: 90-187-15

TRUSTEE'S DEED

By this Deed, Made this 27th day of August, 2015, by Thomas C. Hardy and Janet M. Hardy, Individually and as Trustees of the Hardy Living Trust dated August 22, 1997, hereinafter called the grantor, whose post office address is: 706 Radcliff Avenue, Lynn Haven, Florida 32444, to

REFF Fund 1, LLC, an Ohio limited liability company, whose post office address is: 11427 Hartman Highway, Cincinnati, Ohio 45241, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia, county, Florida, viz:

Lot 2, Block 120, of the East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, as per map of City copyrighted by Thomas C. Watson in 1906.

This property is not the homestead of the Grantor(s).

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

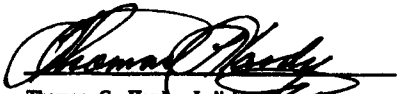
To Have and to Hold, the same in fee simple forever.


GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.
(The terms "Grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness Signature: 
Witness Printed Name: DARLA FONTENOT


Thomas C. Hardy, Individually and as
Trustee of the Hardy Living Trust dated
August 22, 1997

Witness Signature: 
Witness Printed Name: Jason Smith


Janet M. Hardy, Individually and as Trustee
of the Hardy Living Trust dated August 22, 1997

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 27th day of August, 2015 by Thomas C. Hardy and Janet M. Hardy, Individually and as Trustees of the Hardy Living Trust dated August 22, 1997, who is/ are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: 11/16/2018
Serial Number


Printed Name: Printed Name:
Notary Public



This Document Prepared By and Return to:

LIBERIS LAW FIRM
Charles S. Liberis
212 W. Intendencia Street
Pensacola, FL 32502
File #90-187-15

THIS IS A BALLOON MORTGAGE SECURING AN OBLIGATION. THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY WOULD BE APPROXIMATELY \$37,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY.

Balloon Mortgage

THIS MORTGAGE made this 27th day of August A.D. 2015 between REPF Fund 1, LLC, an Ohio limited liability company herein called Mortgagor, in consideration of the sum named in the promissory note herein described received from Hardy Living Trust dated August 22, 1997 herein called Mortgagee, (the terms "Mortgagor" and "Mortgagee" include all parties in each capacity to this instrument and their respective heirs, personal representatives, successors and assigns; the term "note" includes all promissory notes described herein) Mortgagor hereby mortgages to Mortgagee the real property in Escambia County, Florida, described as:

Lot 2, Block 120, of the East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, as per map of said City copyrighted by Thomas C. Watson in 1906

000S00-0902-002-120

as security for the following:

One Promissory Note of even date herewith securing the principal sum of \$37,000.00 plus interest at the rate of 6% made by the said REPF Fund 1, LLC, an Ohio limited liability company and payable to Hardy Living Trust dated August 22, 1997, in 36 payments of \$185.00, commencing on the 1st day of September, 2015 and payable on the 1st day of each month thereafter, and one final payment of \$37,000.00, plus interest, if any, due and payable on the 1st day of August, 2018 at 706 Radcliff Avenue, Lynn Haven, Florida 32444, or at such other address as Mortgagee may designate in writing.

TOGETHER with all easements, connected therewith, improvements now or hereafter made thereon, fixtures attached thereto, any furniture or furnishings located thereon or therein and any reversions, remainders, rents, issues and profits thereof as security for the payment of the promissory note, a copy of which is attached.

AND Mortgagor hereby covenants:

1. That Mortgagor is in actual possession and seized of said real property in fee simple with full power and lawful right to mortgage the same; that said property is free from all liens and encumbrances except as set forth herein; that Mortgagor fully warrants the title to said real property and will defend the same against lawful claims of all persons whomsoever.
2. To pay all money required by said note and this mortgage, or either, promptly when due.
3. To pay all taxes, assessments, levies, liabilities, obligations and encumbrances of every description now on or which may hereafter accrue on said property, this mortgage and the debt secured hereby, or any of these, when due. If any part thereof not paid when due, Mortgagee may pay it without waiving the option to foreclose this mortgage or any other right hereunder.
4. To pay all costs and expenses together with reasonable attorney's fees (including appellate proceedings) incurred by Mortgagee because of any default by Mortgagor under this mortgage and said note, or either.
5. To keep the improvements now or hereafter on said property insured against loss by fire or other hazards included in the terms "extended coverage" and "other perils" in the amount secured by this mortgage by an insurer approved by Mortgagee. The policy shall be held by and made payable to Mortgagee by standard New York mortgagee clause without contribution as Mortgagee's interest may

appear. If any money becomes payable under such policy, then all checks for said money will be made payable to Mortgagor and Mortgagee and the proceeds shall be first applied to restore the mortgaged property to the condition it was immediately before the loss occurred and if there be any excess or if the property not so restored then Mortgagee may apply the same to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right hereunder. If Mortgagor fails to obtain such policy, Mortgagee may procure it and pay therefore without waiving the option to foreclose this mortgage or any other right hereunder.

6. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.

7. That if said property, or any part thereof, is taken by eminent domain, Mortgagee shall have the right to receive and apply all money paid for such taking to the payments last due on the debt secured hereby or may permit Mortgagor to use it, or any part thereof, for other purposes without waiving or impairing any lien or right under this mortgage. If the remaining part of said property is inadequate security for the unpaid balance of said debt, Mortgagee may accelerate payment thereof immediately.

8. That if Mortgagee shall hold another mortgage or lien on said property, a default under such other mortgage or lien shall constitute a default under this mortgage also. Any default under this mortgage shall likewise constitute a default under such other mortgage or lien. If foreclosure proceedings under any mortgage or lien (whether held by Mortgagee or another) affecting said property are instituted, this shall constitute a default under this mortgage.

9. That Mortgagee may forbear to enforce defaults under this mortgage and said note, or either, or may extend the time for payment of any money secured hereby or may take other or additional security and may deal directly with any owner of said property in all respects pertaining to this mortgage and said note, or either, without notice to or the consent of any person liable under this mortgage and said note, or either, and without discharging or affecting the liability of any person liable under this mortgage and said note, or either.

10. That the rents, profits, income, issues and revenues of said property (including any personal property located thereon or therein) are assigned and pledged as further security for the payment of the debt secured hereby with the right (but no duty) on the part of Mortgagee to demand and receive and apply them on said debt at any time after a default hereunder. If suit is instituted to foreclose or reform this mortgage or to determine the validity or priority thereof, Mortgagee shall be entitled to appointment of a receiver pendente lite without notice for said property and of all rents, income, profits, issues and revenue thereof. It is covenanted and agreed that the court shall forthwith appoint a receiver of said property and of such rents, income, profits, issues and revenues. Such appointment shall be made as a matter of strict right to Mortgagee without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of Mortgagor.

11. That if any dispute arises involving said note and this mortgage, or either, wherein Mortgagee incurs any costs (regardless of whether or not legal proceedings are instituted) or if any action or proceeding (including appellate proceedings) shall be maintained by any person other than Mortgagee wherein Mortgagee is made a party, all expenses incurred by Mortgagee to prosecute or defend the rights created by this mortgage and said note, or either, together with reasonable attorney's fees and costs, whether same be rendered for negotiation, trial or appellate work, shall be paid by Mortgagor.

12. That if any money secured hereby is not fully paid within **THIRTY (30)** days after it becomes due, or if any covenant or agreement of said note and this mortgage, or either, is breached, Mortgagee shall have the option to accelerate payment of the entire principal and any other money secured hereby as immediately due and payable without notice. Time is of the essence of this mortgage. Any payment made by Mortgagee under paragraphs 3, 4, 5, or 11 shall bear interest at the maximum legal rate from the date of payment and shall be secured by this mortgage. No waiver of or failure to enforce any default or obligation under this mortgage and said note, or either, shall constitute a waiver of any subsequent default or of the terms of either instrument. If there is any conflict between the terms of this mortgage and said note, the terms of this mortgage shall prevail.

In Witness Whereof, the mortgagor its hand and seal hereunto set the day and year first above written.

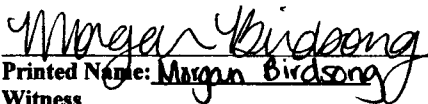
THIS IS A BALLOON MORTGAGE SECURING AN OBLIGATION. THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY

WOULD BE APPROXIMATELY \$37,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE. THE ACTUAL BALANCE DUE UPON MATURITY MAY VARY.

Signed, sealed and delivered in our presence:


Printed Name: Raylan Walden
Witness

REPF Fund 1, LLC, an Ohio limited liability company


Printed Name: Margu Birdsong
Witness


By: Michael Mackay, Its Margu Birdsong

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 31st day of August, 2015, by REPF Fund 1, LLC, an Ohio limited liability company, by Michael Mackay, Its Margu, they are personally known to me or have produced _____ as identification.



KAYLAN WALDEN
MY COMMISSION # FF 072642
EXPIRES: December 30, 2017
Bonded Thru Budget Notary Services


Printed Name: Raylan Walden
Notary Public
My Commission Expires: 12/30/17

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 08259 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 21, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

REPF FUND 1 LLC 11427 HARTMAN HWY CINCINNATI, OH 45241	REPF FUND 1 LLC C/O TENANTS 2602 MARTIN LUTHER KING DR PENSACOLA FL 32503
HARDY LIVING TRUST DATED 8/22/1997 706 RADCLIFF AVE LYNN HAVEN FL 32444	

WITNESS my official seal this 21th day of June 2018.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 6, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II LLC** holder of **Tax Certificate No. 08259**, issued the **1st day of June, A.D., 2016** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 2 BLK 120 EAST KING TRACT OR 7419 P 1571 CA 62

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 134026000 (18-319)

The assessment of the said property under the said certificate issued was in the name of

REPF FUND 1 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of August, which is the **6th day of August 2018**.

Dated this 21st day of June 2018.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



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

By:
Emily Hogg
Deputy Clerk

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 134026000 (18-319)

The assessment of the said property under the said certificate issued was in the name of

REPF FUND 1 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of August, which is the **6th day of August 2018**.

Dated this 21st day of June 2018.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

**2602 DR MARTIN LUTHER KING JR
DR 32503**

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



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

18-319

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV030808NON

Agency Number: 18-009387

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 2016 08259

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: REPF FUND 1 LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/21/2018 at 3:14 PM and served same at 3:50 PM on 6/22/2018 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 914
K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 6, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II LLC** holder of **Tax Certificate No. 08259**, issued the **1st day of June, A.D., 2016** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 2 BLK 120 EAST KING TRACT OR 7419 P 1571 CA 62

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 134026000 (18-319)

The assessment of the said property under the said certificate issued was in the name of

REPF FUND 1 LLC

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**2602 DR MARTIN LUTHER KING JR
DR 32503**

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



By:
Emily Hogg
Deputy Clerk

2018 JUN 21 PM 3:14

REPF FUND 1 LLC [18-319]
11427 HARTMAN HWY
CINCINNATI, OH 45241

9171 9690 0935 0128 1033 45

REPF FUND 1 LLC [18-319]
C/O TENANTS
2602 MARTIN LUTHER KING DR
PENSACOLA FL 32503

9171 9690 0935 0128 1033 52

6.22.18 DELIVERED

HARDY LIVING TRUST DATED
8/22/1997 [18-319]
706 RADCLIFF AVE
LYNN HAVEN FL 32444

9171 9690 0935 0128 1033 69

WARNING

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

By:
Emily Hogg
Deputy Clerk

[Home](#) > [Tracking](#) > [Status History](#)

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	06/21/18 09:01 AM
Tracking Number:	9171969009350128103352	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32503
Service:	ERR	City:	PENSACOLA
Value	\$0.470	State:	FL

Proof of Delivery

2602 M-L-K
DA

Status Details

▼ Status Date	Status
Fri, 06/22/18, 10:27:00 AM	OK : Delivered
Fri, 06/22/18, 12:57:00 AM	Processed (processing scan)
Thu, 06/21/18, 11:07:00 PM	Dispatched from Sort Facility
Thu, 06/21/18, 08:28:00 PM	Processed (processing scan)
Thu, 06/21/18, 06:12:00 PM	Dispatched to Sort Facility
Thu, 06/21/18, 03:27:00 PM	Accept/pick-up
Thu, 06/21/18, 12:24:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

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: 134026000 Certificate Number: 008259 of 2016**

**Payor: THOMAS C HARDY 706 RADCLIFF AVE LYNN HAVEN FL 32444-3039 Date
07/11/2018**

Clerk's Check #	6635603684	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$3,055.93
		Postage	\$16.26
		Researcher Copies	\$4.00
		Total Received	\$3,553.19

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
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 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 008259

Redeemed Date 07/11/2018

Name THOMAS C HARDY 706 RADCLIFF AVE LYNN HAVEN FL 32444-3039

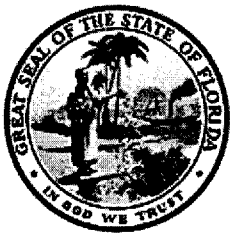
Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$3,055.93
Postage = TD2	\$16.26
ResearcherCopies = TD6	\$4.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 134026000 Certificate Number: 008259 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="07/11/2018"/>
Months	4	3
Tax Collector	<input type="text" value="\$2,877.06"/>	<input type="text" value="\$2,877.06"/>
Tax Collector Interest	\$172.62	\$129.47
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,055.93	<input type="text" value="\$3,012.78"/> 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	\$20.25
Total Clerk	\$477.00	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$16.26"/>	<input type="text" value="\$16.26"/>
Researcher Copies	<input type="text" value="\$4.00"/>	<input type="text" value="\$4.00"/>
Total Redemption Amount	\$3,553.19	\$3,503.29
	Repayment Overpayment Refund Amount	\$49.90 + 80.00 = <input type="text" value="\$129.90"/> Redeemer

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 •

July 18, 2018

THOMAS C HARDY
706 RADCLIFF AVE
LYNN HAVEN FL 32444

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2016 TD 008259

\$129.90

TOTAL \$129.90

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 19, 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.

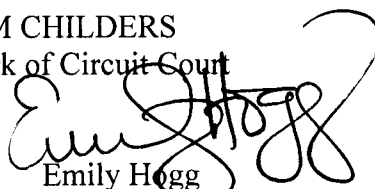
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 004109	\$450.00	\$20.25	\$470.25
2016 TD 007329	\$450.00	\$20.25	\$470.25
2016 TD 003717	\$490.00	\$22.05	\$512.05
2016 TD 008259	\$450.00	\$20.25	\$470.25
2016 TD 007709	\$450.00	\$13.50	\$463.50

TOTAL \$2,386.30

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Pam Childers

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

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TO: [REDACTED] 1 LLC [18-319]
FROM: [REDACTED] KATMAN HWY
CINCINNATI, OH 45241

TO: **FORN** I LLC [18-319

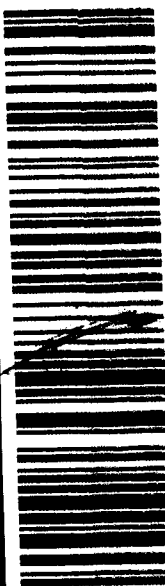
11400 W. TITMAN HWY
MINNESOTA OH 45241

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DELETED FROM FILE

CERTIFIED MAIL™



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1. The first step is to identify the problem or question that needs to be addressed. This involves understanding the context and the specific requirements of the task.

2. Next, it is important to gather relevant information and data. This can be done through research, consultation with experts, or by analyzing existing resources.

3. Once the information is gathered, the next step is to develop a plan or strategy. This involves breaking down the problem into smaller, manageable parts and determining the best approach to solve each part.

4. After the plan is developed, the next step is to implement the solution. This involves putting the plan into action and monitoring the progress to ensure that the solution is effective.

5. Finally, it is important to evaluate the results of the solution. This involves comparing the actual outcomes with the expected outcomes and identifying any areas for improvement.

COPIES TO BE FORWARDED TO: [18-319]

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THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II LLC holder of Tax Certificate No. 08259, issued the 1st day of June, A.D., 2016 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 2 BLK 120 EAST KING TRACT OR 7419 P 1571 CA 62
SECTION 00, TOWNSHIP 0 S, RANGE 00 W
TAX ACCOUNT NUMBER 134026000 (18-319)
The assessment of the said property under the said certificate issued was in the name of

REPF FUND 1 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of August, which is the 6th day of August 2018.

Dated this 21st day of June 2018.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
By:
Emily Hogg
Deputy Clerk

4WR7/4-7/25TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2016 TD 0859 in the Escambia Court was published in said newspaper in and was printed and released on July 4, 2018, July 11, 2018, July 18, 2018 and July 25, 2018.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X Malcolm G. Ballinger

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 26th day of July 2018, by Malcolm G. Ballinger, who is personally known to me.

X Bridget A. Roberts

BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020