

19-470

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900176

Date of Tax Deed Application
Apr 17, 2019

This is to certify that **KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC**, holder of **Tax Sale Certificate Number 2017 / 4027**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **08-1351-957**

Cert Holder:
KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:
MOBLEY JOHN W IV
1248 LAMB DR
GULF BREEZE, FL 32563

LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201

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
2017/4027	08-1351-957	06/01/2017	2,045.30	102.27	2,147.57

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
2018/4096	08-1351-957	06/01/2018	2,011.52	6.25	100.58	2,118.35

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	4,265.92
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,820.48
4. Property Information 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)	6,461.40

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	6.25
19. Total Amount to Redeem	

Done this the 24th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 10-7-19

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
08-1351-957 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900176

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX FUNDING LLC
PO BOX 645040
CINCINNATI, OH 45264-5040,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
08-1351-957	2017/4027	06-01-2017	LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201

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, property information 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
KEYS TAX FUNDING LLC - 17 US BANK % KEYS TAX
FUNDING LLC
PO BOX 645040
CINCINNATI, OH 45264-5040

04-17-2019
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

Reference: 502S305086000007
Account: 081351957
Owners: MOBLEY JOHN W IV
Mail: 1248 LAMB DR
 GULF BREEZE, FL 32563
Situs: 28 MAR VISTA CIR 32507
Use Code: VACANT RESIDENTIAL
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$125,000	\$0	\$125,000	\$125,000
2017	\$125,000	\$0	\$125,000	\$125,000
2016	\$125,000	\$0	\$125,000	\$125,000

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/17/2014	7198	1729	\$170,000	WD	View Instr
06/08/2009	6471	1721	\$100	WD	View Instr
06/08/2009	6471	1719	\$100	WD	View Instr
06/2002	4929	1288	\$560,000	WD	View Instr
03/1998	4236	1074	\$448,400	WD	View Instr

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

2018 Certified Roll Exemptions

None

Legal Description

LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729
 CA 201

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
[CA201](#)

Approx. Acreage:
 0.1816

Zoned:
 HDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Images



5/27/03

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:04/25/2019 (tc.38031)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC - 17 US BANK** holder of **Tax Certificate No. 04027**, issued the **1st day of June, A.D., 2017** 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 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081351957 (19-470)

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

JOHN W MOBLEY IV

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 October, which is the **7th day of October 2019**.

Dated this 3rd day of May 2019.

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

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-470

PROPERTY INFORMATION REPORT

File No.: 15229

July 11, 2019

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 07-10-1999, through 07-10-2019, and said search reveals the following:

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

John W. Mobley, IV

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: 

July 11, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15229

July 11, 2019

Lot 7, Country Club Circle Subdivision, as per plat thereof, recorded in Plat Book 15, Page 86, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15229

July 11, 2019

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

1. Subject to interest of Country Club Circle Homeowners Association.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$125,000.00. Tax ID 08-1351-957.

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

Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2019

TAX ACCOUNT NO.: 08-1351-957

CERTIFICATE NO.: 2017-4027

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

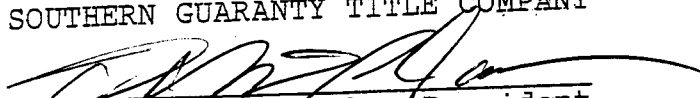
 X Homestead for tax year.

John W. Mobley
1248 Lamb Dr.
Gulf Breeze, FL 32563
and
28 Mar Vista Circle
Pensacola, FL 32507 (property address)

Country Club Circle HOA
23 Mar Vista Circle
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 12th day of July, 2019.

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.

1,90.00
Rec 27.00

Prepared by:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: 02354-131760
Parcel ID Number: 502S30-5086-000-007

Warranty Deed

This WARRANTY DEED, dated July 18, 2014 A.D. By:

Linda T. Theriot and Don J. Theriot, as Trustees under the Revocable Living Trust Agreement of Linda T. Theriot dated March 10, 2008 AND

Don J. Theriot and Linda T. Theriot, as Trustees under the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008

whose address is: 36 Port Royal Way, Pensacola, FL 32502

hereinafter called the GRANTOR, to:

John W. Mobley, IV

whose post office address is: 1248 Lamb Drive, Gulf Breeze, FL 32563,

hereinafter called the GRANTEE:

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

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 7, Country Club Circle Subdivision, according to the map or plat thereof as recorded in Plat Book 15 at page 86 of the public records of Escambia County, Florida.

The Grantors herein warrant and represent that the foregoing property does not constitute the homestead of either Grantor for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to either Grantors's homestead.

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

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

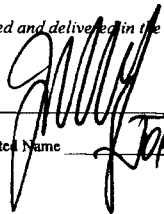
To Have and to Hold, the same in fee simple forever.

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

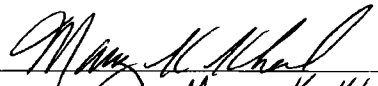
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:


Witness Printed Name



JOHN W. MONROE JR.

Witness Printed Name


Mary K. Kheel


Linda T. Theriot, as Trustee under the Revocable Living Trust Agreement of Linda T. Theriot dated March 10, 2008 (Seal)

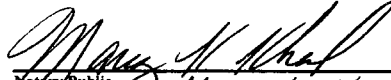

Don J. Theriot, as Trustee under the Revocable Living Trust Agreement of Linda T. Theriot dated March 10, 2008 (Seal)


Don J. Theriot, as Trustee the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008 (Seal)


Linda T. Theriot, as Trustee under the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008 (Seal)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of July, 2014, by Linda T. Theriot and Don J. Theriot, as Trustees under the Revocable Living Trust Agreement of Linda T. Theriot dated March 10, 2008, on behalf of the Trust, who are personally known to me or who has produced FL Drivers Licenses as identification.



Notary Public
Print Name: Mary K. Kheel



MARY K. KHEEL
Notary Public, State of Florida
My Comm. Expires Feb. 27, 2018
Commission No. EE 181000

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of July, 2014, by Don J. Theriot and Linda J. Theriot, as Trustees under the Revocable Living Trust Agreement of Don J. Theriot dated March 10, 2008, on behalf of the Trust, who are personally known to me or who has produced FL Drivers Licenses as identification.


Notary Public
Print Name: Mary K. Kheel



MARY K. KHEEL
Notary Public, State of Florida
My Comm. Expires Feb. 27, 2018
Commission No. EE 181000

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Mar Vista Circle

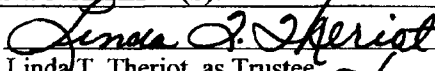
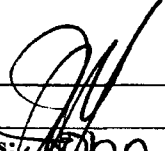
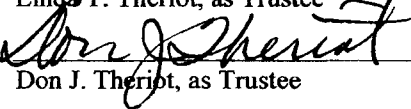
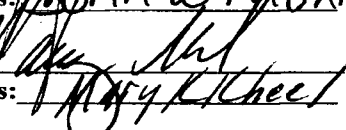
Legal Address of Property: 28 Mar Vista Circle, Pensacola, Florida 32507

The County () has accepted (X) has not accepted the abutting roadway for maintenance.

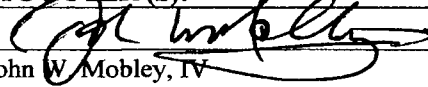
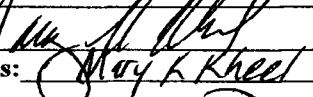
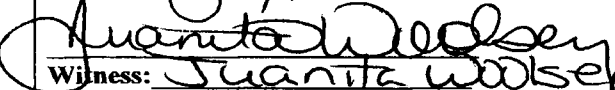
This form completed by:

John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, FL 32502

AS TO SELLER (S):

 Linda T. Theriot, as Trustee	- Seller	Witness: 
 Don J. Theriot, as Trustee	- Seller	Witness: 

AS TO BUYER (S):

 John W. Mobley, IV	- Buyer	Witness: 
		Witness: 

**THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS**
Effective: 4/15/95

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: 081351957 Certificate Number: 004027 of 2017**

Payor: JOHN W MOBLEY IV 1248 LAMB DR GULF BREEZE, FL 32563 Date 07/31/2019

Clerk's Check #	5300988916	Clerk's Total	\$509.03
Tax Collector Check #	1	Tax Collector's Total	\$7,049.18
		Postage	\$11.20
		Researcher Copies	\$3.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,589.41

\$ 6946.43

**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
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

Case # 2017 TD 004027

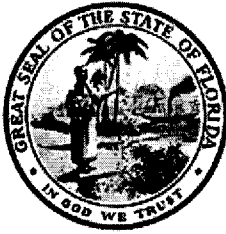
Redeemed Date 07/31/2019

Name JOHN W MOBLEY IV 1248 LAMB DR GULF BREEZE, FL 32563

Clerk's Total = TAXDEED	\$509.03	6926.43
Due Tax Collector = TAXDEED	\$7,049.18	
Postage = TD2	\$11.20	
ResearcherCopies = TD6	\$3.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 081351957 Certificate Number: 004027 of 2017

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/07/2019"/>	Redemption Date <input type="text" value="07/31/2019"/>
Months	6	3
Tax Collector	<input type="text" value="\$6,461.40"/>	<input type="text" value="\$6,461.40"/>
Tax Collector Interest	\$581.53	\$290.76
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$7,049.18	<input type="text" value="\$6,758.41"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$42.03	\$21.02
Total Clerk	\$509.03	<input type="text" value="\$488.02"/> CL
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$11.20"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	\$7,589.41	\$7,266.43
	Repayment Overpayment Refund Amount	\$322.98
Book/Page	<input type="text" value="8089"/>	<input type="text" value="323"/>

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8089, Page 323, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04027, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 081351957 (19-470)

DESCRIPTION OF PROPERTY:

LT 7 COUNTRY CLUB CIRCLE PB 15 P 86 OR 7198 P 1729 CA 201

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JOHN W MOBLEY IV

Dated this 31st day of July 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk