



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0123-10

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	VANDERVER JAMES ALLEN VANDERVER PAMELA ANN 714 WINGATE ST PENSACOLA, FL 32507 3002 W MALLORY ST 06-3808-000 LT 4 BLK 3 WELLES S/D PB 1 P 71 OR 7523 P 1208 CA 136	Certificate #	2020 / 3440
		Date certificate issued	06/01/2020

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/3440	06/01/2020	699.18	34.96	734.14
→Part 2: Total*				734.14

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/2699	06/01/2021	711.84	6.25	35.59	753.68
Part 3: Total*					753.68

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,487.82
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	705.02
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,567.84

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 
Signature, Tax Collector or Designee

Escambia, Florida

Date May 6th, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/09/2023</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200203

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
06-3808-000	2020/3440	06-01-2020	LT 4 BLK 3 WELLES S/D PB 1 P 71 OR 7523 P 1208 CA 136

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-21-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)← Nav. Mode ☒ Account ☐ Parcel ID →[Printer Friendly Version](#)**General Information**

Parcel ID: 3325301600004003
Account: 063808000
Owners: VANDERVER JAMES ALLEN
VANDERVER PAMELA ANN
Mail: 8500 SAN JUAN CALZADA
PENSACOLA, FL 32507
Situs: 3002 W MALLORY ST 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/11/2016	7523	1208	\$36,000	WD	
08/1983	1805	345	\$3,500	QC	
02/1981	1516	803	\$18,000	WD	
02/1981	1516	802	\$100	QC	
02/1980	1420	212	\$100	WD	

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

Assessments

Year	Land	Imprv	Total	Cap Val
2021	\$5,266	\$35,572	\$40,838	\$40,066
2020	\$5,266	\$31,158	\$36,424	\$36,424
2019	\$6,195	\$29,081	\$35,276	\$35,276

[Disclaimer](#)[Market Value Breakdown Letter](#)[Tax Estimator](#)[File for New Homestead Exemption Online](#)**2021 Certified Roll Exemptions**

None

Legal Description

LT 4 BLK 3 WELLES S/D PB 1 P 71 OR 7523 P 1208 CA 136

Extra Features

None

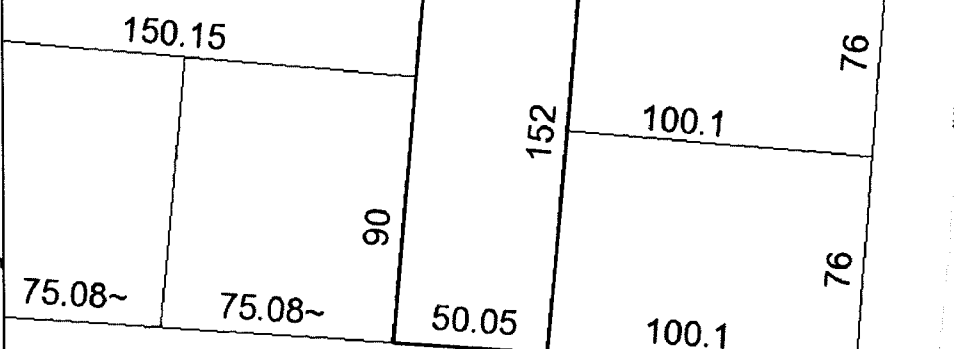
Parcel**Information**

Section Map Id:
CA136

Approx. Acreage:
0.1727

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

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

Address: 3002 W MALLORY ST, Year Built: 1959, Effective Year: 1965, PA Building ID#: 81134

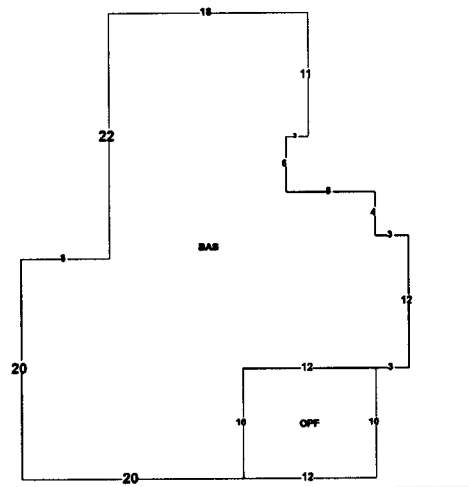
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1098 Total SF

BASE AREA - 978

OPEN PORCH FIN - 120



Images



7/23/2020 12:00:00 AM

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 on 12/13/2012 for 1492)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 03440**, issued the **1st day of June, A.D., 2020** 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 4 BLK 3 WELLES S/D PB 1 P 71 OR 7523 P 1208 CA 136

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063808000 (0123-10)

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

JAMES ALLEN VANDERVER and PAMELA ANN VANDERVER

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 **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 20th day of May 2022.

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



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-3808-000 CERTIFICATE #: 2020-3440

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: September 1, 2002 to and including September 26, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: October 18, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 18, 2022

Tax Account #: **06-3808-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES ALLEN VANDERVER AND PAMELA ANN VANDERVER**

By Virtue of Warranty Deed recorded 5/13/2016 in OR 7523/1208

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Mortgage in favor of Otto E Theirgart and Lois B Thiergart recorded 5/13/2016 OR 7523/1210**
 - b. **Lien in favor of White Sands Electric recorded 7/6/2018 OR 7929/1908**
 - c. **Judgment in favor of Capital One Bank (USA), N.A. recorded 10/20/2011 OR 6776/1720**

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 06-3808-000

Assessed Value: \$44,072.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: January 9, 2023

TAX ACCOUNT #: 06-3808-000

CERTIFICATE #: 2020-3440

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

JAMES ALLEN VANDERVER
PAMELA ANN VANDERVER
3002 W MALLORY ST
PENSACOLA, FL 32505

JAMES ALLEN VANDERVER
PAMELA ANN VANDERVER
8500 SAN JUAN CALZADA
PENSACOLA, FL 32507

JAMES VANDERVER
6421 MYRTLE HILL CIRCLE
PENSACOLA, FL 32506

JAMES ALLEN VANDERVER
PAMELA ANN VANDERVER
714 WINGATE ST
PENSACOLA, FL 32507

JAMES ALLEN VANDERVER
PAMELA ANN VANDERVER
213 N MADISON DR
PENSACOLA, FL 32505

OTTO E THIERGART
LOIS B THIERGART
9195 GULF BEACH HWY
PENSACOLA, FL 32507

WHITE SANDS ELECTRIC INC
333 MASSACHUSETTS AVE
PENSACOLA, FL 32505

CAPITAL ONE BANK (USA),N.A.
PO BOX 85015
RICHMOND, VA 23285

Certified and delivered to Escambia County Tax Collector, this 18th day of October, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

October 18, 2022

Tax Account #:06-3808-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 4 BLK 3 WELLES S/D PB 1 P 71 OR 7523 P 1208 CA 136

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-3808-000(0123-10)

1320
253

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Linda Salter
Surety Land Title of Florida, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
Property Appraisers Parcel Identification (Folio) Numbers: 06-3808-000

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 11th day of May, 2016 by **Otto E. Thiergart and Lois B. Thiergart, husband and wife**, whose post office address is **9195 Gulf Beach Highway, Pensacola, FL 32507** herein called the grantors, to **James Allen Vanderver and Pamela Ann Vanderver, husband and wife**, whose post office address is **714 Wingate Street, Pensacola, FL 32507**, hereinafter called the Grantees:

(Wherever used herein the terms "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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 4, Block 3, Welles Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 71, of the Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.

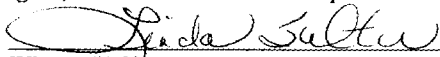
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

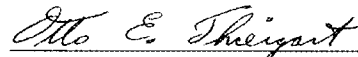
Signed, sealed and delivered in the presence of:

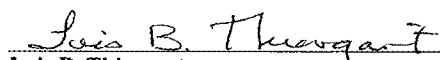

Witness #1 Signature

LINDA SALTER
Witness #1 Printed Name


Witness #2 Signature

Julie A. Carrick
Witness #2 Printed Name


Otto E. Thiergart

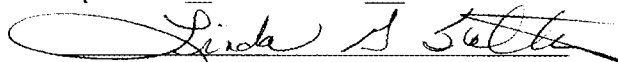

Lois B. Thiergart

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of May, 2016 by Otto E. Thiergart and Lois B. Thiergart who are personally known to me or have produced drivers license as identification.

SEAL


Notary Public

My Commission Expires  Linda G. Salter
Commission # FF 218542 Notary Name
My Commission Expires
June 17, 2019

**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 Ordinance 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 a 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.

Property Address 3002 W. Mallory Street, Pensacola, FL 32505

the County (☒) has accepted (☐) has not accepted the abutting roadway for maintenance.

This form completed by: Linda G Salter
Surety Land Title, Inc.
2600 North 12th Avenue
Pensacola, FL 32503

AS TO SELLER (S):

Otto E. Thiergart
Otto E. Thiergart
Lois B. Thiergart
Lois B. Thiergart

Witness to Seller(s):

L Salter
L Salter

AS TO BUYER (S):

James Allen Vanderver
James Allen Vanderver
Pamela Ann Vanderver
Pamela Ann Vanderver

Witness to Buyer(s):

L Salter
L Salter
Julie A. C.

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

Recorded in Public Records 05/13/2016 at 03:57 PM OR Book 7523 Page 1210,
Instrument #2016035811, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 MTG Stamps \$119.00 Int. Tax \$68.00

27⁰⁰
117⁰⁰
68⁰⁰

Return to:

Surety Land Title of Florida, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503

This Instrument Prepared By:

Linda Salter
Surety Land Title of Florida, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
TELEPHONE: 850-549-2270

File No. **1605935L**

THIS MORTGAGE DEED

Executed the **11th** day of **May, 2016** by:

James Allen Vanderver and Pamela Ann Vanderver, husband and wife

hereinafter called the mortgagors, to

Otto E. Thiergart and Lois B. Thiergart, husband and wife

hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation; and the term "note" includes all the notes herein described if more than one).

WITNESSETH, that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagors hereby grant, bargain, sell, alien, remise, convey and confirm unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in ESCAMBIA County, Florida, viz:

Lot 4, Block 3, Welles Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 71, of the Public Records of Escambia County, Florida.

BK: 7523 PG: 1211

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee in fee simple.

AND the mortgagors covenant with the mortgagee that the mortgagors are indefeasibly seized of said land in fee simple; that the mortgagors have good right and lawful authority to convey said land as aforesaid; that the mortgagors will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagors hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

PROVIDED ALWAYS that if said mortgagors shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to wit:

DATE: May 11th, 2016

NOTE

PENSACOLA, FL

AMOUNT: **\$34,000.00**

FOR VALUE RECEIVED the undersigned promises to pay to the order of:

Otto E. Thiergart and Lois B. Thiergart, husband and wife

the principal sum of **\$34,000.00 (Thirty-Four Thousand and 00/100) DOLLARS**

together with interest thereon at the rate of **6% (Six and 00/100 percent)** per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in **180** equal consecutive monthly installments of principal and interest in the amount of **\$286.91** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **May 11th, 2031**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorsers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of **6% (Six and 00/100 percent)** per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: **9195 Gulf Beach Highway, Pensacola, FL 32507** or such other place as shall be designated by the holder of this note in writing.

and shall perform, comply with and abide by each and every of the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, determine and be null and void.

AND the mortgagors hereby further covenant and agree to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than **\$34,000.00** in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagors for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagors to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagors fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within **THIRTY** days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any or the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, the said mortgagors have hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Linda G. Salter
Witness Signature

LINDA SALTER
Witness Printed Name

Julie A. Carrier
Witness Signature

Julie A. Carrier
Witness Printed Name

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me this **11th** day of **May, 2016**, by **James Allen Vanderver and Pamela Ann Vanderver** who are personally known to me or have produced *James Allen Vanderver* as identification and did (did not) take an oath.

Linda G. Salter
Notary Public

SEAL



Linda G. Salter
Commission # FF 218642
My Commission Expires June 17, 2019
Notary Name

**Recorded in Public Records 7/6/2018 2:03 PM OR Book 7929 Page 1908,
Instrument #2018053490, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00**

24161

WARNING!

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned notary public, personally appeared STEVE TATE
(b) who being duly sworn and says that she or he is the PRESIDENT
of WHITE SANDS ELECTRIC, INC., Lienor, whose address
is 333 MASSACHUSETTS AVE, PENSACOLA, FL 32505,
and that in accordance with a contract with JAMES VANDERVER (JIM VANDERVER),
Lienor furnished labor, services or materials consisting of RE-FED KITCHEN OUTLET CIRCUIT
on the following described real property in ESCAMBIA County, Florida:
PARCEL # 372S309001100006 - ACCOUNT # 074232500 - 12 KENNINGTON DR - PENSACOLA, FL 32507
LT 10 BLK 6 1ST ADDN TO CORRY HTS PB2 P 64 OR 7390 P 166 CA 182

owned by JAMES A & PAMELA ANN VANDERVER for a total value of \$ 569.49
of which there remains unpaid \$ 569.49 and furnished the first of the items on
APRIL 11, 2018 and the last of the items on APRIL 11, 2018, and that Lienor served her or his
Notice to Owner on the Owner on (a) WORK ORDERED BY OWNER, 20 by U.S. Certified Mail, Return
Receipt No. (b) WORK ORDERED BY OWNER, and that the Lienor served a copy of the notice on the contractor on
 , 20 by U.S. Certified Mail, Return Receipt No. WORK ORDERED BY OWNER

Company Name: WHITE SANDS ELECTRIC, INC.
By: [Signature]
Print Name: STEVE TATE PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME, by STEVE TATE
(s) who is personally known to me or produced _____ as identification,
and who did take an oath this 6th day of July, 2018.

Copy Provided to:

This document prepared by and
should be returned to:
WHITE SANDS ELECTRIC, INC.
333 MASSACHUSETTS AVE
PENSACOLA, FL 32505

Notary Public; State of Florida SCOTT PERKINS
My Commission Expires: 6/25/2021
GG105025



Scott Perkins
Commission # GG105025
Expires: June 25, 2021
Bonded thru Aaron Notary

Recorded in Public Records 10/20/2011 at 10:04 AM OR Book 6776 Page 1720,
Instrument #2011073763, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 10/04/2011 at 08:52 AM OR Book 6770 Page 617,
Instrument #2011068971, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CASE NO: 2009-SC-5818

CAPITAL ONE BANK (USA), N.A.

Plaintiff

vs.

JAMES VANDERVER

Defendant(s)

DEFAULT FINAL JUDGMENT

2011 SEP 30 A 9:33
ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
COUNTY CIVIL DIVISION
FILED & RECORDED

THIS CAUSE having come to be heard before this Honorable Court for a Pre-Trial
Conference on 05/11/2011, and the Court finding that a Default was entered, and being otherwise
fully advised in the premises, it is:

ORDERED AND ADJUDGED THAT:

Plaintiff whose address is P.O. Box 85015 Richmond, VA 23285 shall recover from
Defendant(s) JAMES VANDERVER the principal sum of \$2,430.15, court costs in the amount
of \$325.00, interest in the amount of \$1,325.74, and in addition attorney's fees in the amount of
500.00, that shall bear interest at the rate of 6% per annum, for all of which let
execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact
Information Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this
Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of
appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the
Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney. The Fact
Information Sheet need not be recorded in the Public Records.

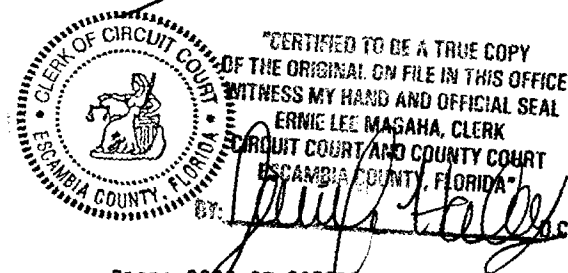
DONE AND ORDERED in Escambia County, Florida on this the 25th day
of September, 2011.

COUNTY COURT JUDGE

Copies furnished to:

✓ HAYT, HAYT & LANDAU, P.L.
7765 SW 87 Ave, Suite 101
Miami, FL 33173

9-30-11
NW ✓ JAMES VANDERVER
6421 MYRTLE HILL CIRCLE
PENSACOLA, FL 32506
File #: 129557 5178057315671490



Case: 2009 SC 005818

00046474786

Dkt: CC1033 Pg#:

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: 063808000 Certificate Number: 003440 of 2020**

**Payor: JAMES A VANDERVER AND PAMELA A VANDERVER 213 N MADISON DR PENSACOLA,
FL 32505 Date 11/9/2022**

Clerk's Check #	1	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$2,920.75
		Postage	\$85.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,541.11

\$3,027.59
\$3044.59

**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



**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 # 2020 TD 003440

Redeemed Date 11/9/2022

Name JAMES A VANDERVER AND PAMELA A VANDERVER 213 N MADISON DR PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$517.56	\$ 3,027.59
Due Tax Collector = TAXDEED	\$2,920.75	
Postage = TD2	\$85.80	
ResearcherCopies = TD6	\$0.00	
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
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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: 063808000 Certificate Number: 003440 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/9/2023"/>	Redemption Date <input type="text" value="11/9/2022"/>
Months	9	7
Tax Collector	<input type="text" value="\$2,567.84"/>	<input type="text" value="\$2,567.84"/>
Tax Collector Interest	\$346.66	\$269.62
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,920.75	<input type="text" value="\$2,843.71"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$61.56	\$47.88
Total Clerk	\$517.56	<input type="text" value="\$503.88"/> CH
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="\$85.80"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,541.11	<input type="text" value="\$3,364.59 - 120 - 200 = \$ 3044.59"/>
	Repayment Overpayment Refund Amount	\$176.52
Book/Page	<input type="text" value="8789"/>	<input type="text" value="1089"/>

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 8789, Page 1089, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03440, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **063808000 (0123-10)**

DESCRIPTION OF PROPERTY:

LT 4 BLK 3 WELLES S/D PB 1 P 71 OR 7523 P 1208 CA 136

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: JAMES ALLEN VANDERVER and PAMELA ANN VANDERVER

Dated this 9th day of November 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk