



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

0123-53

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 WINDGATE ST PENSACOLA, FL 32507 712 MILLS AVE 10-1276-000 LT 9 & ALLEY LYING E OF LT BLK 168 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1768 P 972 (Full legal attached.)	Certificate #	2020 / 5627
		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)
# 2020/5627	06/01/2020	689.57	34.48	724.05
→Part 2: Total*				724.05

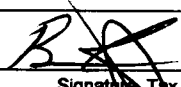
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2021/4440	06/01/2021	553.87	6.25	27.69	587.81
Part 3: Total*					587.81

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)	1,311.86
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	631.67
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)	2,318.53

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 *+ 625*

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.

LT 9 & ALLEY LYING E OF LT BLK 168 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1768 P 972 OR 3396 P 627

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200194

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
10-1276-000	2020/5627	06-01-2020	LT 9 & ALLEY LYING E OF LT BLK 168 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1768 P 972 OR 3396 P 627

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](#)
[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information Parcel ID: 352S311000009168 Account: 101276000 Owners: VANDERVER JAMES ALLEN VANDERVER PAMELA ANN Mail: 8500 SAN JUAN CALZADA PENSACOLA, FL 32507 Situs: 712 MILLS AVE 32507 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	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$5,800</td> <td>\$29,438</td> <td>\$35,238</td> <td>\$35,238</td> </tr> <tr> <td>2020</td> <td>\$5,800</td> <td>\$20,054</td> <td>\$25,854</td> <td>\$25,854</td> </tr> <tr> <td>2019</td> <td>\$5,800</td> <td>\$28,837</td> <td>\$34,637</td> <td>\$34,637</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online	Year	Land	Imprv	Total	Cap Val	2021	\$5,800	\$29,438	\$35,238	\$35,238	2020	\$5,800	\$20,054	\$25,854	\$25,854	2019	\$5,800	\$28,837	\$34,637	\$34,637																
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/12/2019</td> <td>8148</td> <td>733</td> <td>\$30,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1993</td> <td>3396</td> <td>627</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>05/1983</td> <td>1768</td> <td>972</td> <td>\$22,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1982</td> <td>1639</td> <td>568</td> <td>\$17,900</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1980</td> <td>1409</td> <td>318</td> <td>\$14,900</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/12/2019	8148	733	\$30,000	WD		04/1993	3396	627	\$100	CJ		05/1983	1768	972	\$22,000	WD		04/1982	1639	568	\$17,900	WD		01/1980	1409	318	\$14,900	WD		2021 Certified Roll Exemptions None Legal Description LT 9 & ALLEY LYING E OF LT BLK 168 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 8148 P 733 Extra Features None
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08/12/2019	8148	733	\$30,000	WD																																	
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01/1980	1409	318	\$14,900	WD																																	

Parcel Information Section Map Id: 35-2S-31-4 Approx. Acreage: 0.1886 Zoned: HDMU Evacuation & Flood Information Open Report	Launch Interactive Map View Florida Department of Environmental Protection(DEP) Data
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Buildings

Address: 712 MILLS AVE, Year Built: 1945, Effective Year: 1945, PA Building ID#: 111337

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-ASBESTOS SIDING
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

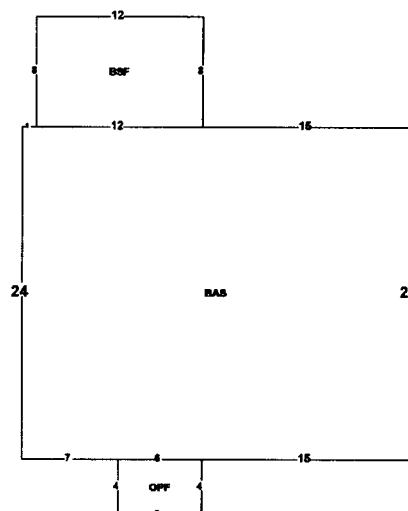


Areas - 792 Total SF

BASE AREA - 672

BASE SEMI FIN - 96

OPEN PORCH FIN - 24



Images



1/25/2022 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: 05/11/2022 (tc.5665)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 05627**, 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 9 & ALLEY LYING E OF LT BLK 168 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31 OR 1768 P 972 OR 3396 P 627

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101276000 (0123-53)

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 #: 10-1276-000 CERTIFICATE #: 2020-5627

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: October 5, 2002 to and including October 5, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: October 22, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 22, 2022

Tax Account #: **10-1276-000**

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

By Virtue of Warranty Deed recorded 8/12/2019 in OR 8148/733

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. Thiergart and Lois B. Thiergart recorded 8/19/2019 OR 8148/735**
b. 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 #: 10-1276-000

Assessed Value: \$35,238.00

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: JAN 9, 2023

TAX ACCOUNT #: 10-1276-000

CERTIFICATE #: 2020-5627

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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2021</u> tax year.

JAMES ALLEN VANDERVER
AND PAMELA ANN VANDERVER
712 MILLS AVE
PENSACOLA, FL 32507

JAMES VANDERVER
6421 MYRTLE HILL CIR
PENSACOLA, FL 32506

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

JAMES ALLEN VANDERVER
AND PAMELA ANN VANDERVER
3207 GRAUPERA ST
PENSACOLA, FL 32507

JAMES ALLEN VANDERVER
AND PAMELA ANN VANDERVER
1703 ATHENS AVE
PENSACOLA, FL 32507

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

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

CAPITAL ONE BANK (USA) N.A.
P.O. BOX 98015
RICHMOND, VA 23285

Certified and delivered to Escambia County Tax Collector, this 22nd 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 22, 2022

Tax Account #:10-1276-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 9 & ALLEY LYING E OF LT BLK 168 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31
OR 1768 P 972 OR 3396 P 627**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-1276-000(0123-53)

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: **352S311000009168**

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 12 day of August, 2019 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 Windgate 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 9, Block 168, Beach Haven, a subdivision of Section 54, Township 2 South, Range 30 West and Section 35, Township 2 South, Range 31 West, Escambia County, Florida, according to Plat in Deed Book 46 at page 51, of the Public Records of said County. Also that portion of alley lying East of Lot 9, Block 168, according to Deed Book 495, at Page 213, Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 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, 2018.

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:

Linda G. Salter
Witness #1 Signature

Linda G. Salter
Witness #1 Printed Name

Jeffery Phelps
Witness #2 Signature

Jeffery Phelps
Witness #2 Printed Name

Otto E. Thiergart
Otto E. Thiergart

Lois B. Thiergart
Lois B. Thiergart

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 12 day of August, 2019 by Otto E. Thiergart and Lois B. Thiergart who are personally known to me or have produced divorced license as identification.

SEAL

Linda G. Salter
Notary Public - State of Florida
Commission # **GG 317266**
My Comm. Expires 09/17/23
Printed Notary Name

My Commission Expires:

**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.

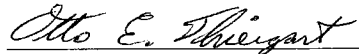
Address 712 Mills Avenue, Pensacola, FL 32507

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

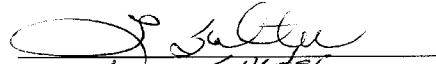
This form completed by: Linda G Salter
 Surety Land Title, Inc.
 2600 North 12th Avenue
 Pensacola, FL 32503

AS TO SELLER (S):

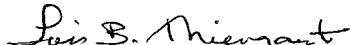
Witness to Seller(s):



Otto E. Thiergart



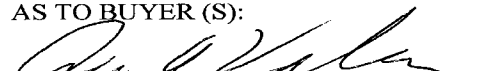
L. G. SALTER



Lois B. Thiergart

AS TO BUYER (S):

Witness to Buyer(s):



James Allen Vanderver



L. G. SALTER



Pamela Ann Vanderver

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

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. 1905765L

THIS MORTGAGE DEED

Executed the 12th day of August, 2019 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 9, Block 168, Beach Haven, a subdivision of Section 54, Township 2 South, Range 30 West and Section 35, Township 2 South, Range 31 West, Escambia County, Florida, according to Plat in Deed Book 46 at page 51, of the Public Records of said County. Also that portion of alley lying East of Lot 9, Block 168, according to Deed Book 495, at Page 213, Public Records of Escambia County, Florida.

Payments received 10 days or more late, will be assessed a 5.0% late fee.

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: August 12th, 2019

NOTE

PENSACOLA, FL

AMOUNT: \$29,000.00

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 **\$29,000.00 (Twenty-Nine 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 **\$244.72** each, the first of which shall be due and payable September 11, 2019, together with a like installment due on the same date each and every month thereafter until **August 11th, 2034**, 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 **\$29,000.00** 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 Salter
Witness Signature

Linda Salter
Witness Printed Name

[Signature]
Witness Signature

Jeffrey Phelps
Witness Printed Name

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me this **12th** day of **August, 2019**, by **James Allen Vanderver and Pamela Ann Vanderver** who are personally known to me or have produced [Signature] as identification and did (did not) take an oath.

[Signature] L.S.
James Allen Vanderver
714 Windgate Street, Pensacola, FL 32507

[Signature] L.S.
Pamela Ann Vanderver
714 Windgate Street, Pensacola, FL 32507

____ L.S.

____ L.S.

[Signature]
Notary Public

SEAL

Linda G. Salter
Notary Public - State of Florida
Commission # GG 317266
My Comm. Expires 06/17/23

Printed Notary Name

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

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2011 SEP 30 A 9:33
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.

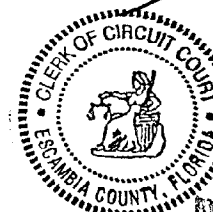
DONE AND ORDERED in Escambia County, Florida on this the 25th day
of September, 2011.

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



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: *[Signature]*

Case: 2009 SC 005818

00046474786

Dkt: CC1033 Pg#: 1

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

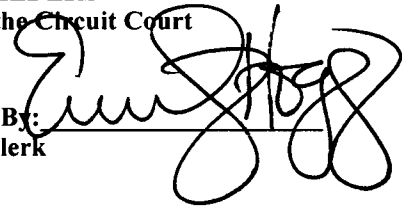
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 101276000 Certificate Number: 005627 of 2020**

**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	\$2,637.78
		Postage	\$85.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,258.14

\$2,769.11

**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 005627

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	\$ 2,752.11
Due Tax Collector = TAXDEED	\$2,637.78	
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: 101276000 Certificate Number: 005627 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 1/9/2023	Redemption Date 11/9/2022
Months	9	7
Tax Collector	\$2,318.53	\$2,318.53
Tax Collector Interest	\$313.00	\$243.45
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,637.78	\$2,568.23 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$61.56	\$47.88
Total Clerk	\$517.56	\$503.88 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$85.80	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$3,258.14	\$3,089.11 - 120-200 = \$2769.11
	Repayment Overpayment Refund Amount	\$169.03
Book/Page	8789	1347

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 1347, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05627, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **101276000 (0123-53)**

DESCRIPTION OF PROPERTY:

**LT 9 & ALLEY LYING E OF LT BLK 168 BEACH HAVEN PLAT DB 46 P 51 SEC 54/35 T 2S R 30/31
OR 1768 P 972 OR 3396 P 627**

SECTION 35, TOWNSHIP 2 S, RANGE 31 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