

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Apr 25, 2013 / 130061

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 1209.0000**, issued the **1st day of June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 02-2010-058**

**Certificate Holder:**

CATALINA TAX CO LLC US BANK % CATALINA TAX CO LLC  
P.O. BOX 645040  
CINCINNATI, OHIO 45264-5040

**Property Owner:**

LUTH JOHN T 3/4 & LUTH MARK F 1/4  
199 MIRABELLE CIR  
PENSACOLA, FLORIDA 32514

**Legal Description:** 16-1S3-023

LT 58 BLK A MIRABELLE PHASE 2 PB 15 P 29 OR 6469 P 34 OR 6500 P 650 OR 6503 P 1230

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:

**CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	1209.0000	06/01/11	\$1,304.10	\$0.00	\$65.21	\$1,369.31

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	1005.0000	06/01/12	\$1,222.94	\$6.25	\$61.15	\$1,290.34

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County) \$2,659.65
2. Total of Delinquent Taxes Paid by Tax Deed Application \$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2012) \$1,093.32
4. Ownership and Encumbrance Report Fee \$150.00
5. Tax Deed Application Fee \$75.00
6. Total Certified by Tax Collector to Clerk of Court \$3,977.97
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11.
12. Total of Lines 6 thru 11 \$3,977.97
13. Interest Computed by Clerk of Court Per Florida Statutes....(   %)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S. \$47,761.50
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee \$6.25
17. Total Amount to Redeem

\*Done this 25th day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Debra Mahon

Date of Sale: October 7, 2013

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

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CATALINA TAX CO LLC US BANK % CATALINA TAX  
CO LLC  
P.O. BOX 645040  
CINCINNATI, Ohio, 45264-5040**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
1209.0000	02-2010-058	06/01/2011	16-1S3-023 LT 58 BLK A MIRABELLE PHASE 2 PB 15 P 29 OR 6469 P 34 OR 6500 P 650 OR 6503 P 1230

### 2012 TAX ROLL

LUTH JOHN T 3/4 & LUTH MARK F 1/4  
199 MIRABELLE CIR  
PENSACOLA , Florida 32514

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

towercap (Donna Ernwein)

Applicant's Signature

04/25/2013

Date



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#) [Tangible Property Search](#) [Sale List](#) [Amendment 1 Calculations](#)
[Back](#)
◀ Navigate Mode
● Account
○ Reference
▶
[Printer Friendly Version](#)
**General Information**

**Reference:** 161S302350058001  
**Account:** 022010058  
**Owners:** ANTONIOUS GEORGE B &  
 ANTONIOUS IRENE  
**Mail:** 8878 SCENIC HWY  
 PENSACOLA, FL 32514  
**Situs:** 199 MIRABELLE CIR 32514  
**Use Code:** SINGLE FAMILY RESID

**Taxing Authority:** COUNTY MSTU

**Tax Inquiry:** [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley  
 Escambia County Tax Collector

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records	(New Window)
04/24/2013	7008	1849	\$90,600	CT	<a href="#">View Instr</a>	
08/27/2009	6503	1230	\$35,800	QC	<a href="#">View Instr</a>	
08/24/2009	6500	650	\$35,800	QC	<a href="#">View Instr</a>	
06/02/2009	6469	34	\$100	CJ	<a href="#">View Instr</a>	
12/1999	4499	1223	\$110,000	WD	<a href="#">View Instr</a>	
06/1997	4166	478	\$98,500	WD	<a href="#">View Instr</a>	
03/1996	3931	412	\$97,100	WD	<a href="#">View Instr</a>	

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

**2012 Certified Roll Assessment**

<b>Improvements:</b>	\$72,723
<b>Land:</b>	\$22,800
<b>Total:</b>	\$95,523
<i>Save Our Homes:</i>	\$95,523

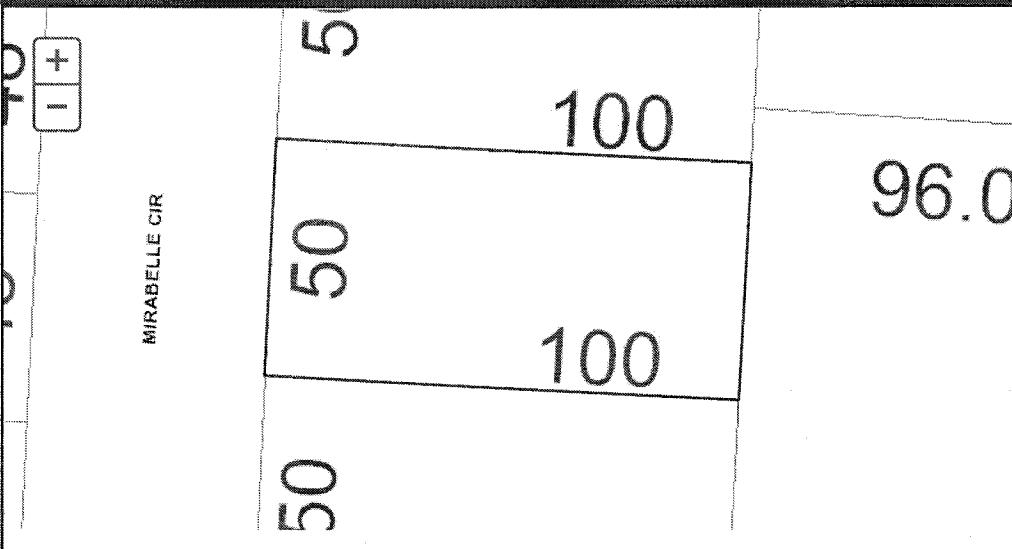
[Disclaimer](#)
[Amendment 1 Calculations](#)
**Parcel Information**
[Launch Interactive Map](#)

**Section Map Id:**  
 16-1S-30

**Approx. Acreage:**  
 0.1200

**Zoned:** R-3

**Evacuation & Flood Information**  
[Open Report](#)

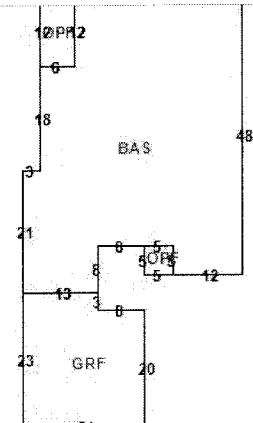

**Buildings**

Building 1 - Address: 199 MIRABELLE CIR, Year Built: 1996, Effective Year: 1996

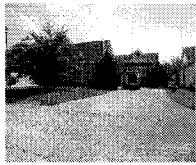
**Structural Elements**

**FOUNDATION-SLAB ON GRADE**

**EXTERIOR WALL-VINYL SIDING**  
**NO. PLUMBING FIXTURES-6.00**  
**DWELLING UNITS-1.00**  
**EXTERIOR WALL-BRICK-FACE**  
**ROOF FRAMING-GABL/HIP HI PTC**  
**ROOF COVER-COMPOSITION SHG**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. STORIES-1.00**  
**FLOOR COVER-CARPET**  
**DECOR/MILLWORK-ABOVE AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-WOOD FRAME**  
**Areas - 2192 Total SF**  
**BASE AREA - 1636**  
**GARAGE FIN - 459**  
**OPEN PORCH FIN - 97**



Images



8/8/12



1/7/02

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:06/07/2013 (tc.11784)

**LOT 58, BLOCK A, MIRABELLE PHASE 2, A PLANNED UNIT DEVELOPMENT IN A  
PORTION OF GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 30 WEST,  
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE  
29, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIVIL ACTION

CASE NO. 2011 CA 000489

WELLS FARGO BANK NA AS SUCCESSOR BY MERGER TO WACHOVIA BANK NA  
Plaintiff

VS.

JON TIMOTHY LUTH ; UNKNOWN SPOUSE OF JON TIMOTHY LUTH AKA JON T LUTH ; MARK F LUTH ; JOHN  
DOE OR ANY OTHER PERSON IN POSSESSION ; UNKNOWN SPOUSE OF MARK F LUTH AKA MARK LUTH ;  
UNITED STATES OF AMERICA ; STATE OF FLORIDA DEPARTMENT OF REVENUE ; MIRABELLE  
HOMEOWNERS ASSOCIATION INC  
Defendant

CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on March 22, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

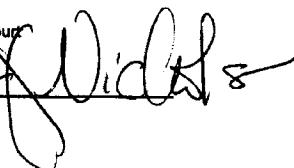
The following property in Escambia County, Florida:

- SEE ATTACHMENT -

was sold to GEORGE B AND IRENE ANTONIOUS  
8878 scenic hwy Pensacola, FL, 32514

WITNESS my hand and seal of the court this 24 day of April, 2013



Pam Childers  
Clerk of the Circuit Court  
BY:   
Deputy Clerk

Conformed copies to all parties

\$90,600.00

Case: 2011 CA 000489



00032330421

Dkt: CA1173 Pg#:

2

49

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
PENSACOLA, FLORIDA 32503  
TEL. (850) 478-8121 FAX (850) 476-1437  
Email: rcsqt@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-7-2013

TAX ACCOUNT NO.: 02-2010-058

CERTIFICATE NO.: 2011-1209

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

Notify City of Pensacola, P.O. Box 12910, 32521

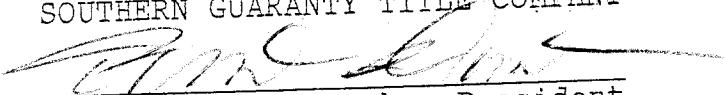
Notify Escambia County, 190 Governmental Center, 32502

Homestead for \_\_\_\_\_ tax year.

George B. Antonious  
Irene Antoious  
8878 Scenic Hwy.  
Pensacola, FL 32514  
and  
199 Mirabelle Circle  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 22nd day of May, 2013.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10289

May 17, 2013

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

1. Taxes for the year 2010-2011 delinquent. The assessed value is \$95,523.00. Tax ID 02-2010-058.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10289

May 17, 2013

**Lot 58, Block A, Mirabelle Phase 2, as per plat thereof, recorded in Plat Book 15, Page 29,  
of the Public Records of Escambia County, Florida**

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 10289

May 17, 2013

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 05-16-1993, through 05-16-2013, and said search reveals the following:

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

Geroge B. Antonious and Irene Antonious, husband and wife

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

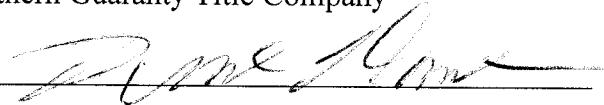
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

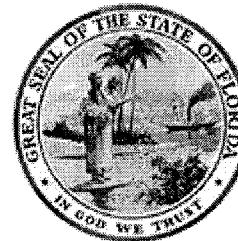
THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

May 17, 2013

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

**Case # 2011 TD 001209**

**Redeemed Date 08/20/2013**

**Name IRENE ANTONIOUS 8878 SCENIC HWY PENSACOLA FL 32514**

Clerk's Total = TAXDEED	\$513.39
Due Tax Collector = TAXDEED	\$4,342.24
Postage = TD2	\$24.44
ResearcherCopies = TD6	\$5.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

# Escambia County Receipt of Transaction

Receipt # 2013056339

Cashiered by: ebb

Pam Childers  
Clerk of Court  
Escambia County, Florida

**Received From:**

IRENE ANTONIOUS  
8878 SCENIC HWY  
PENSACOLA, FL 32514

**On Behalf Of:**

CATALINA TAX CO LLC

On: 8/20/13 1:21 pm  
Transaction # 100592654

**CaseNumber 2011 TD 001209**

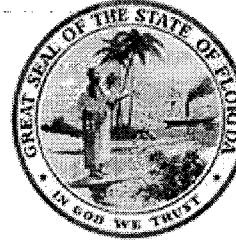
Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TD1) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	4342.24	0.00	0.00	4342.24	4342.24	0.00
(TD6) TITLE RESEARCHER COPY CHARGES	5.00	0.00	0.00	5.00	5.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	341.00	341.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	513.39	0.00	0.00	513.39	513.39	0.00
(TAXDEED) TAX DEED CERTIFICATES	24.44	0.00	0.00	24.44	24.44	0.00
<b>Total:</b>	<b>5356.07</b>	<b>471.00</b>	<b>0.00</b>	<b>4885.07</b>	<b>4885.07</b>	<b>0.00</b>

**Grand Total: 5356.07 471.00 0.00 4885.07 4885.07 0.00**

**PAYMENTS**

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CHECK	5006627957	OK 4880.00	0.00	0.00	0.00	4880.00
CASH		OK 5.07	0.00	0.00	0.00	5.07
<b>Payments Total:</b>		<b>4885.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4885.07</b>

**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  
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 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale**

**Account: 022010058 Certificate Number: 001209 of 2011**

**Payor: IRENE ANTONIOUS 8878 SCENIC HWY PENSACOLA FL 32514      Date 08/20/2013**

Clerk's Check #	5006627957	Clerk's Total	\$513.39
Tax Collector Check #	1	Tax Collector's Total	\$4,342.24
		Postage	\$24.44
		Researcher Copies	\$5.00
		Total Received	\$4,885.07

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

**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>**

[Search Property](#)[Property Sheet](#)[Lien Holder's](#)[Redeem](#)[Forms](#)[Courtview](#)[Benchmark](#)

Redeemed From Sale



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

**Tax Deed - Redemption Calculator**

Account: 022010058 Certificate Number: 001209 of 2011

Redemption

Yes

Application Date

04/25/2013

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/07/2013	Redemption Date 08/20/2013 
Months	6	4
Tax Collector	\$3,977.97	\$3,977.97
Tax Collector Interest	\$358.02	\$238.68
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,342.24	\$4,222.90 <i>TC</i>
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$42.39	\$28.26
Total Clerk	\$513.39	\$499.26 <i>CH</i>
Postage	\$24.44	\$24.44
Researcher Copies	\$5.00	\$5.00
Total Redemption Amount	\$4,885.07	\$4,751.60
	Repayment Overpayment Refund Amount	\$133.47 <i>+120.00 +221.00 +24.44</i>

ACTUAL SHERIFF \$120.00 COM FEE \$18.50

8/2/13 IRENE ANTONIOUS called for info. ebh

Notes 08/19/13 IRENE ANTONIOUS CALLED FOR QUOTE. EBH

*\$498.91**redeemer*



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 28, 2013

CATALINA TX CO LLC US BANK % CATALINA TAX CO LLC  
PO BOX 645040  
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2011 TD 000201	\$471.00	\$28.26	\$499.26
2011 TD 001209	\$471.00	\$28.26	\$499.26

**TOTAL      \$998.52**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division



# Pam Childers

## Clerk of the Circuit Court and Comptroller, Escambia County

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

August 29, 2013

IRENE ANTONIOUS  
8878 SCENIC HWY  
PENSACOLA FL 32514

Dear Irene Antonious,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

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

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Emily Hogg

## Tax Deed Division