

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 29, 2015 / 150267

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 5239.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 09-2096-000**

Certificate Holder:

AM CERT LLC AND ABRTL LLC PART CITIBANK, N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:

SEYFERT FLORA M
371 HILLCREST LN
SPRINGVILLE, INDIANA 47462

Legal Description:

LT 17 BLK B AVONDALE S/D PB 5 P 32 OR 1736 P 548 OR 2419 P 966

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
2013	5239.0000	06/01/13	\$775.50	\$0.00	\$38.78	\$814.28

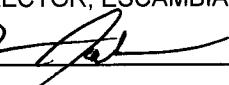
CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2015	5281.0000	06/01/15	\$808.81	\$6.25	\$40.44	\$855.50
2014	4879.0000	06/01/14	\$766.78	\$6.25	\$38.34	\$811.37
2012	5748.0000	06/01/12	\$885.67	\$6.25	\$129.71	\$1,021.63

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	\$3,502.78
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	\$200.00
5. Tax Deed Application Fee	\$125.00
6. Total Certified by Tax Collector to Clerk of Court	\$3,827.78
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	\$3,827.78
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.	
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	\$6.25
17. Total Amount to Redeem	

*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 10/5/15

* 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,

**AM CERT LLC AND ABRTL LLC PART CITIBANK,
N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, California, 92121**

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

Certificate No.	Parcel ID Number	Date	Legal Description
5239.0000	09-2096-000	06/01/2013	LT 17 BLK B AVONDALE S/D PB 5 P 32 OR 1736 P 548 OR 2419 P 966

2014 TAX ROLL

SEYFERT FLORA M
371 HILLCREST LN
SPRINGVILLE , Indiana 47462

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.

jsherpa (John Lemkey)

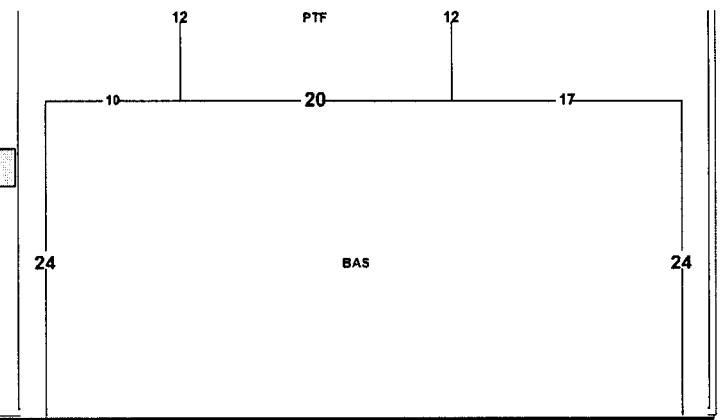
Applicant's Signature

06/29/2015

Date

NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1468 Total SF
BASE AREA - 1128
OPEN PORCH FIN - 100
PATIO FINISHED - 240



7/7/14

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:07/20/2015 (tc.5669)



Chris Jones

Escambia County Property Appraiser

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

Reference: 012S312000017002
Account: 092096000
Owners: SEYFERT FLORA M
Mail: 371 HILLCREST LN
SPRINGVILLE, IN 47462
Situs: 4669 OAKLAND CIR 32526
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

Assessments

Year	Land	Imprv	Total	Cap Val
2014	\$9,500	\$33,124	\$42,624	\$42,624
2013	\$9,500	\$29,955	\$39,455	\$39,455
2012	\$9,500	\$29,955	\$39,455	\$39,455

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

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/1983	1736	548	\$35,100	WD	View Instr
01/1973	677	862	\$12,700	WD	View Instr
01/1971	571	678	\$10,000	WD	View Instr
01/1971	529	471	\$100	SM	View Instr

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

2014 Certified Roll Exemptions

None

Legal Description

LT 17 BLK B AVONDALE S/D PB 5 P 32 OR 1736 P 548
OR 2419 P 9 66

Extra Features

FRAME GARAGE

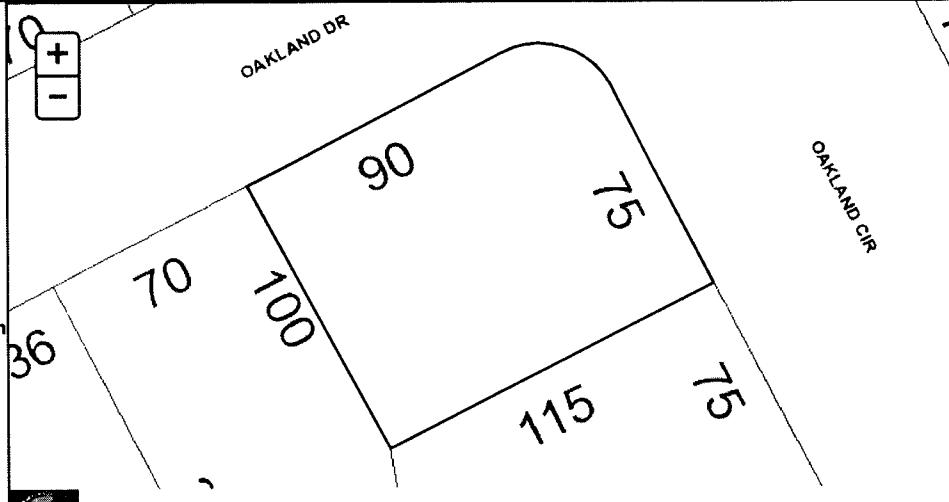
[Launch Interactive Map](#)
Parcel Information

Section Map Id:
01-2S-31-2

Approx. Acreage:
0.2600

Zoned: MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 4669 OAKLAND CIR, Year Built: 1959, Effective Year: 1959

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER

State of Florida
County of Escambia

This day, before the undersigned, personally appeared,

to me well known to be the individual described in and who executed the foregoing Deed of Conveyance, and acknowledged that _____ executed the same for the uses and purposes therein expressed, and the said _____ wife of the said _____ upon a private examination by me, held separate and apart from her said husband, acknowledged and declared that she executed the same freely and voluntarily and without fear or apprehension, compulsion or constraint, of or from her said husband, and for the purpose of relinquishing, renouncing and conveying all her rights of whatsoever kind in and to said

Property
NO. 1 IN Tampa
day of
FEB 1968
STATE OF FLORIDA

No. 1 IN Testimony WHEREOF, I have hereunto set my hand and affixed my official seal, this 24th
day of June A. D. 1987 
L. S. Matello
Notary Public, State of Florida
My Commission Expires Feb. 26, 1938
Banded Thru Grey Felt - Insurance Inc.

State of Florida,

18

10

Quit Claim Deed

RECEIVED this day of A. D. 19

at _____ o'clock _____ M.,

and Recorded in Volume _____ Page _____
the _____ day of _____ 19____

Clerk Circuit Court.

By _____ D.C.

FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA.
JUN 29 4 30 PM '87

558567

QUIT CLAIM DEED

State of Florida,

ESCAMBIA County

QUIT CLAIM DEED
This instrument is numbered 3971
Joe M. Cohen
of Joe M. Cohen
South Alabama Street
Pensacola, Florida 32501
904/434-5524

KNOW ALL MEN BY THESE PRESENTS, That ROBERT EMMET SETZER AND

FLORA M. SEYFERT

for and in consideration of

Ten Dollars & 00/100----- DOLLARS.

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto

FLORA M. SEYFERT

Box 297 FBPO

Norfolk, Va 23593

HER heirs, executors, administrators and assigns, forever, the following described property, situated
in the County of Escambia State of Florida to-wit:
Lot 17 Block B, Avondale Subdivision
Subject to Mortgage in favor of Alliance Mortgage, in Jacksonville
Florida, which grantee to pay according to terms and hold
grantor harmless theron.

D.S. PD. 3 50
DATE - 6-29-87
JOE A. FLOWERS, COMPTROLLER
BY: *Cartier* D.C.
C.R. REG. #59-204332-27-01

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, have hereunto set hand and seal this 29th

day of June A.D. 1987

Robert C. Setzer

(SEAL)

(SEAL)

Signed, sealed and delivered in the presence of

Daniel Lynn Mealey
Seresca S. Martello

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12277

July 20, 2015

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4456, page 446.
2. Taxes for the year 2011-2014 delinquent. The assessed value is \$42,624.00. Tax ID 09-2096-000.

PLEASE NOTE THE FOLLOWING:

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12277

July 20, 2015

**Lot 17, Block B, Avondale, as per plat thereof, recorded in Plat Book 5, Page 32, of the Public Records of
Escambia County, Florida**

15-645

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.: 12277

July 20, 2015

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 07-17-1995, through 07-17-2015, and said search reveals the following:

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

Flora M. Seyfert

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: 

July 20, 2015

 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: 092096000 Certificate Number: 005239 of 2013

Redemption Yes ▼ Application Date 06/29/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/05/2015	Redemption Date 09/02/2015
Months	4	3
Tax Collector	\$3,827.78	\$3,827.78
Tax Collector Interest	\$229.67	\$172.25
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,063.70	\$4,006.28 <i>TC</i>
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$28.26	\$21.20
Total Clerk	\$499.26	\$492.20 <i>CH</i>
Postage	\$26.92	\$26.92
Researcher Copies	\$2.00	\$2.00
Total Redemption Amount	\$4,591.88	\$4,527.40
	Repayment Overpayment Refund Amount	\$64.48 + 26.92 + 120 = \$211.40

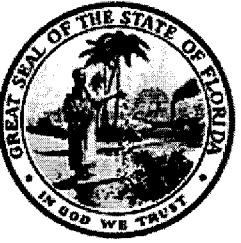
ACTUAL SHERIFF \$40.00

8/31/15 Owner called for quote. Mailing payment this week-SB

Notes

redeemer

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 # 2013 TD 005239

Redeemed Date 09/02/2015

Name NAVY FEDERAL CREDIT UNION PO BOX 3000 MERRIFIELD VA 22119

Clerk's Total = TAXDEED	\$499.26
Due Tax Collector = TAXDEED	\$4,063.70 <i>\$4,589.88</i>
Postage = TD2	\$26.92
ResearcherCopies = TD6	<i>TD6</i> \$2.00

• 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
 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**

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

Account: 092096000 Certificate Number: 005239 of 2013

**Payor: NAVY FEDERAL CREDIT UNION PO BOX 3000 MERRIFIELD VA 22119 Date
 09/02/2015**

Clerk's Check #	2560	Clerk's Total	\$499.26
Tax Collector Check #	1	Tax Collector's Total	\$4,063.70
		Postage	\$26.92
		Researcher Copies	\$2.00
		Total Received	\$4,591.88

**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>**



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 10, 2015

AM CERT LLC AND ABRTL LLC PART CITIBANK NA AS COLLATERAL
4747 EXECUTIVE DR STE 510
SAN DIEGO CA 92121

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
2013 TD 003084	\$471.00	\$21.20	\$492.20
2013 TD 001973	\$471.00	\$21.20	\$492.20
2013 TD 005239	\$471.00	\$21.20	\$492.20
2013 TD 000510	\$471.00	\$21.20	\$492.20
2013 TD 001301	\$471.00	\$21.20	\$492.20
TOTAL			\$2,461.00

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 •

September 10, 2015

NAVY FEDERAL CREDIT UNION
PO BOX 3000
MERRIFIELD VA 22119

Dear Redeemer,

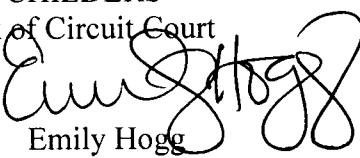
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

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

CERTIFICATE NUMBER	REFUND
2013 TD 005239	\$211.40
	TOTAL \$211.40

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

THE ESCAMBIA SUN-PRESS, LLC

PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That AM CERT LLC AND ABRTL LLC PART CITIBANK N.A. AS holder of Tax Certificate No. 05239, issued the 1st day of June, A.D., 2013 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 17 BLK B AVONDALE S/D PB 5 P
32 OR 1736 P 548 OR 2419 P 966

SECTION 01, TOWNSHIP 2 S,
RANGE 31 W

TAX ACCOUNT NUMBER 092096000
(15-645)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of October, which is the 5th day of October 2015.

Dated this 3rd day of September 2015.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

ogw-4w-09-03-10-17-24-2015

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

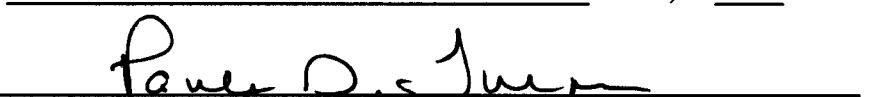
NOTICE in the matter of SALE
10/05/2015 - TAX CERTIFICATE # 05239

in the CIRCUIT Court
was published in said newspaper in the issues of
SEPTEMBER 3, 10, 17, 24, 2015

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


PUBLISHER

Sworn to and subscribed before me this 24TH DAY OF
SEPTEMBER A.D., 2015


PAULA D. TURNER

NOTARY PUBLIC

