

FULL LEGAL DESCRIPTION
Parcel ID Number: 09-4545-387

July 06, 2015
Tax Year: 2012
Certificate Number: 5609.0000

LT 18 BLK A OLD HICKORY PB 13 P 21 ALSO BEG AT NW COR OF LT 18 BLK A OLD HICKORY S/D PB 13 P 21
SD PT LYING IN A CURVE CONCAVE SELY & HAVING RADIUS 1130 FT CENTRAL ANG 3 DEG 30 MIN 24 SEC
& CH BRG N 80 DEG 40 MIN 52 SEC E 69 15/100 FT CONT NELY ALG ARC OF SD CURVE 69 16/100 FT TO PT
OF TANG N 59 DEG 1 MIN 40 SEC E 25 06/100 FT S 74 DEG 58 MIN 6 SEC W 92 90/100 FT TO POB OR 6341 P
138

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CMON LLC AND GEEZ LLC PARTNERS 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
5609.0000	09-4545-387	06/01/2013	LT 18 BLK A OLD HICKORY PB 13 P 21 ALSO BEG AT NW COR OF LT 18 BLK A OLD HICKORY S/D PB 13 P 21 SD PT LYING IN A CURVE CONCAVE SELY & HAVING RADIUS 1130 FT CENTRAL ANG 3 DEG 30 MIN 24 SEC & CH BRG N 80 DEG 40 MIN 52 SEC E 69 15/100 FT CONT NELY ALG ARC OF SD CURVE 69 16/100 FT TO PT OF TANG N 59 DEG ... See attachment for full legal description.

2014 TAX ROLL

VANCE TERESA L
7664 OLD HICKORY DR
PENSACOLA , Florida 32507

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

6/29/2015

FULL LEGAL DESCRIPTION
Parcel ID Number: 09-4545-387

July 06, 2015

Tax Year: 2012

Certificate Number: 5609.0000

LT 18 BLK A OLD HICKORY PB 13 P 21 ALSO BEG AT NW COR OF LT 18 BLK A OLD HICKORY S/D PB 13 P 21
SD PT LYING IN A CURVE CONCAVE SELY & HAVING RADIUS 1130 FT CENTRAL ANG 3 DEG 30 MIN 24 SEC
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OF TANG N 59 DEG 1 MIN 40 SEC E 25 06/100 FT S 74 DEG 58 MIN 6 SEC W 92 90/100 FT TO POB OR 6341 P
138

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 29, 2015 / 150236

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 5609.0000**, 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: 09-4545-387**

Certificate Holder:

CMON LLC AND GEEZ LLC PARTNERS CITIBANK, N.A., AS
4747 EXECUTIVE DR., STE 510
SAN DIEGO, CALIFORNIA 92121

Property Owner:

VANCE TERESA L
7664 OLD HICKORY DR
PENSACOLA, FLORIDA 32507

Legal Description:

LT 18 BLK A OLD HICKORY PB 13 P 21 ALSO BEG AT NW COR OF LT 18 BLK A OLD HICKORY S/D PB 13 P 21 SD PT LYING IN A CURVE CONCAVE SELY & HAVING RADIUS 11 ...

See attachment for full legal description.

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	5609.0000	06/01/13	\$922.07	\$0.00	\$46.10	\$968.17

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	5659.0000	06/01/15	\$632.96	\$6.25	\$31.65	\$670.86
2014	5258.0000	06/01/14	\$894.62	\$6.25	\$44.73	\$945.60

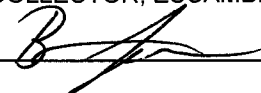
- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$2,584.63
\$0.00
\$200.00
\$125.00
\$2,909.63
\$2,909.63
\$32,133.50
\$6.25

*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.

FLOOR COVER-VINYL/CORK
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2686 Total SF

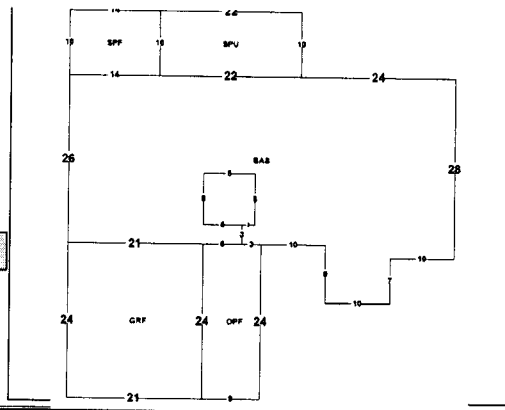
BASE AREA - 1606

GARAGE FIN - 504

OPEN PORCH FIN - 216

SCRN PORCH FIN - 140

SCRN PORCH UNF - 220



Images



2/6/15

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:07/13/2015 (tc.1514)



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

Reference: 212S316200018001
Account: 094545387
Owners: VANCE TERESA L
Mail: 7664 OLD HICKORY DR
PENSACOLA, FL 32507
Situs: 7664 OLD HICKORY DR 32507
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	\$12,825	\$51,442	\$64,267	\$64,267
2013	\$17,100	\$67,608	\$84,708	\$84,708
2012	\$17,100	\$68,450	\$85,550	\$85,550

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/05/2008	6341	138	\$120,000	WD	View Instr
01/2006	6039	1966	\$100	OT	View Instr
10/2003	5267	1414	\$500	WD	View Instr
04/1999	4396	967	\$87,000	WD	View Instr
09/1986	2281	552	\$68,000	WD	View Instr

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

2014 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 18 BLK A OLD HICKORY PB 13 P 21 ALSO BEG AT
NW COR OF LT 18 BLK A OLD HICKORY S/D PB 13 P
21 SD PT LYING IN A CURVE C...

Extra Features

FRAME BUILDING

**Parcel
Information**

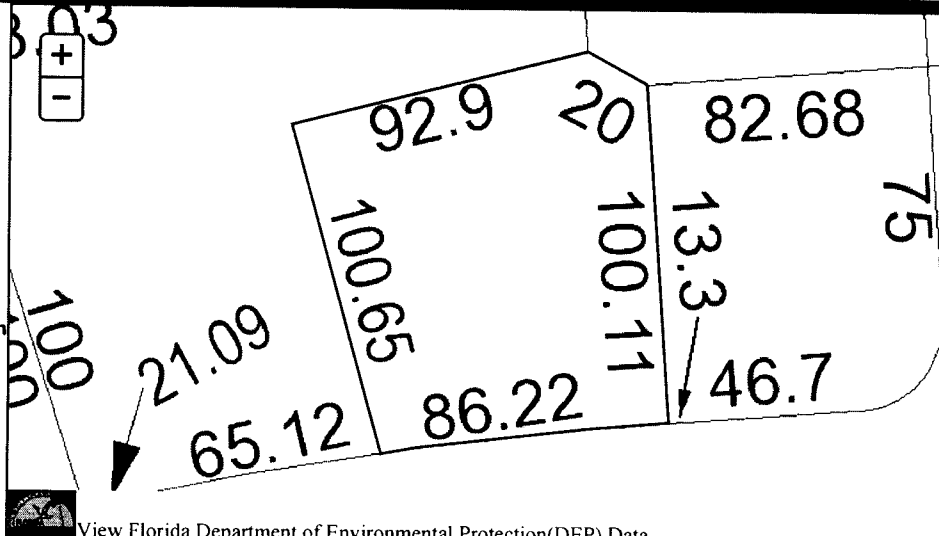
[Launch Interactive Map](#)

**Section
Map Id:**
21-2S-31-2

**Approx.
Acreage:**
0.2300

Zoned:
HDMU

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



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

Buildings

Address: 7664 OLD HICKORY DR, Year Built: 1986, Effective Year: 1986

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-SIDING-LAP.AAVG

Executed this 16 day of Dec, 2010.


OLD HICKORY HOME OWNERS
ASSOCIATION, INC.,
a Florida not- for-profit corporation

By: 
TINA LONGWELL, Its Authorized Agent

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16 day of Dec, 2010, by Tina Longwell, as Authorized Agent of Old Hickory Home Owners Association, Inc., who is personally known to me or who produced _____ as identification.

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
 Melissa C. Buchanan
Commission #DD753319
Expires: JAN. 29, 2012
BONDED THRU ATLANTIC BONDING CO., INC.


NOTARY PUBLIC

CERTIFICATE OF MAILING

I HEREBY CERTIFY that a true copy of the foregoing Claim of Lien has been furnished by Certified U.S. Mail, Return Receipt Requested, and First Class Mail, to Teresa L. Vance, 7664 Old Hickory Drive, Pensacola, Florida 32507 on this 21 day of Dec, 2010.



Margaret T. Stopp
Florida Bar No. 794856
MOORE, HILL & WESTMORELAND, P.A.
Post Office Box 13290
Pensacola, Florida 32591-3290
(850) 434-3541
Attorneys for Old Hickory Home Owners
Association, Inc.

Prepared By:
Margaret T. Stopp, of
Moore, Hill & Westmoreland, P.A.
Post Office Box 13290
Pensacola, Florida 32591-3290

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned notary public, personally appeared TINA LONGWELL, who was duly sworn and says that she is the Authorized Agent of the lienor, OLD HICKORY HOME OWNERS ASSOCIATION, INC. (the "Association"), whose address is c/o Centre Group Properties, Inc., 4400 Bayou Boulevard, Suite 35, Pensacola, Florida 32503, and that in accordance with ByLaws being recorded in Official Records Book 3018, Page 834, and all amendments thereto, of the Public Records of Escambia County, Florida, the Association has provided maintenance and other services for the following described real property located in Escambia County, Florida:

Lot 18, Block "A" Old Hickory, according to the Plat thereof as recorded in Plat Book 13, Page 21, of the Public Records of Escambia County, Florida.

upon which the Association asserts this lien.

Teresa L. Vance is the record owner of the above-described property. The property location and mailing address of the owner is 7664 Old Hickory Drive, Pensacola, Florida 32507.

This Claim of Lien is to secure the payment of the assessments against the owners by the undersigned Association in the following amounts as well as all amounts which may accrue subsequent to this date:

<u>Item</u>	<u>Amount</u>
Assessment for 2008 (Balance Owed)	\$14.68
Assessment for 2009	\$156.00
Assessment for 2010	\$156.00

The foregoing assessment bears interest at the rate of eighteen percent (18%) per annum from the date the assessment became due, plus late fees, reasonable attorney's fees and costs incident to the collection and enforcement of this lien.


Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2007.

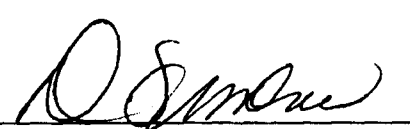
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Reece J. Woodard

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: J. Hailey



Witness Signature

Print Name: D. TIMBIE

State of **FL**

County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **June 05, 2008**, by **Reece J. Woodard, a single man** who is/are personally known to me or who has/have produced a valid driver's license as identification.

NOTARY PUBLIC-STATE OF FLORIDA
 Joni C. Hailey
Commission #DD728601
Expires: JAN. 25, 2012
BONDED THRU ATLANTIC BONDING CO., INC.


NOTARY PUBLIC

Notary Print Name _____
My Commission Expires: _____

Prepared by
Rhonda Nail, an employee of
First American Title Insurance Company
2065 Airport Boulevard, Suite 200
Pensacola, Florida 32504
(850)473-0044

Return to: Grantee

File No.: 1005-1929940

WARRANTY DEED

This indenture made on **June 05, 2008 A.D.**, by

Reece J. Woodard, a single man

whose address is: **8790 Rose Court N-4, Fort Myers, FL 33919**
hereinafter called the "grantor", to

Teresa L. Vance, a single woman

whose address is: **7664 Old Hickory Drive, Pensacola, FL 32507**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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

Lot 18, Block A of Old Hickory, according to the Plat thereof as recorded in Plat Book 13, Page 21, of the Public Records of Escambia County, Florida.

Also the following described property:

Beginning at the Northwest corner of Lot 18, Block A, Old Hickory Subdivision, being a portion of Sections 21 and 35, Township 2 South, Range 31 West, Escambia County, Florida, as recorded in Plat Book 13, at Page 21, of the public records of said county, said point being a half inch capped metal rebar (LB #6499) and lying in a curve Southeasterly and having a radius of 1130.00 feet, a central angle of 03°30'24", and a chord bearing and distance of North 80°40'52" East, 69.15 feet; thence proceed Northeasterly along the arc of said curve for a distance of 69.16 feet to a point of tangency, said point being a half inch capped metal rebar (#2729); thence North 59°01'40" East for a distance of 25.06 feet to a half inch capped metal rebar (#2729); thence South 74°58'06" West for a distance of 92.90 feet to the point of beginning.

Parcel Identification Number: **21-2S-31-6200-018-001**

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-5-2015

TAX ACCOUNT NO.: 09-4545-387

CERTIFICATE NO.: 2013-5609

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

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

 X Notify Escambia County, 190 Governmental Center, 32502

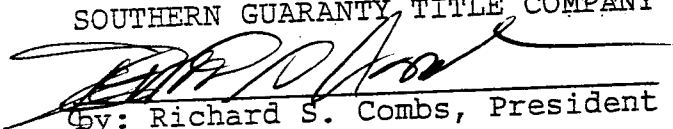
 X Homestead for 2014 tax year.

Teresa L. Vance
7664 Old Hickory Dr.
Pensacola, FL 32507

Old Hickory HOA
c/o 4400 Bayou Blvd. Ste 35
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 20th day of July, 2015.

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.: 12247

July 15, 2015

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

1. Homeowners Association Lien filed by Old Hickory Homeowners Association recorded in O.R. Book 6672, page 857.
2. Taxes for the year 2012-2014 delinquent. The assessed value is \$64,267.00. Tax ID 09-4545-387.

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.: 12247

July 15, 2015

212S316200018001 - Full Legal Description

LT 18 BLK A OLD HICKORY PB 13 P 21 ALSO BEG AT NW COR OF LT 18 BLK A OLD HICKORY S/D PB 13 P 21
SD PT LYING IN A CURVE CONCAVE SELY & HAVING RADIUS 1130 FT CENTRAL ANG 3 DEG 30 MIN 24 SEC
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TANG N 59 DEG 1 MIN 40 SEC E 25 06/100 FT S 74 DEG 58 MIN 6 SEC W 92 90/100 FT TO POB OR 6341 P 138

15-653

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.: 12247

July 15, 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 07-15-1995, through 07-15-2015, and said search reveals the following:

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

Teresa L. Vance

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 15, 2015

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CMON LLC AND GEEZ LLC PARTNERS CITIBANK NA** AS holder of **Tax Certificate No. 05609**, 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 18 BLK A OLD HICKORY PB 13 P 21 ALSO BEG AT NW COR OF LT 18 BLK A OLD HICKORY S/D PB 13 P 21 SD PT LYING IN A CURVE CONCAVE SELY & HAVING RADIUS 1130 FT CENTRAL ANG 3 DEG 30 MIN 24 SEC & CH BRG N 80 DEG 40 MIN 52 SEC E 69 15/100 FT CONT NELY ALG ARC OF SD CURVE 69 16/100 FT TO PT OF TANG N 59 DEG 1 MIN 40 SEC E 25 06/100 FT S 74 DEG 58 MIN 6 SEC W 92 90/100 FT TO POB OR 6341 P 138

SECTION 21, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094545387 (13-1497)

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

TERESA L VANCE

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**

By:
Emily Hogg
Deputy Clerk

Quote
\$ 276
\$ 55



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

15- 653

July 15, 2015

CMON LLC AND GEEZ LLC PARTNERS CITIBANK NA AS
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. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT
2013 TD 05609

ADDITIONAL FEES
\$55.00 - Long Legal Ad

PLEASE REMIT \$55.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division

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: 094545387 Certificate Number: 005609 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 08/21/2015
Months	4	2
Tax Collector	\$2,909.63	\$2,909.63
Tax Collector Interest	\$174.58	\$87.29
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,090.46	\$3,003.17 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$276.00	\$276.00
App. Fee Interest	\$31.56	\$15.78
Total Clerk	\$557.56	\$541.78 CH
Postage	\$13.46	\$13.46
Researcher Copies	\$4.00	\$4.00
Total Redemption Amount	\$3,665.48	\$3,562.41
	Repayment Overpayment Refund Amount	\$103.07 + 13.46 + 120 + 276 + 24.24 = \$536.77

ACTUAL SHERIFF \$80.00/ LONG LEGAL
7-15-2015 AGENCYTITLEGROUP@GMAIL.COM - REQUESTED A QUOTE. MKJ
Notes 8/18/15 RETURNED PAYMENT TO AGENCY TITLE, THEY SENT AN ESCROW

Submit

Reset

Print Preview

Paid 3689.72
Due - 3665.48
\$24.24

\$24.24 over payment

redeemer

Emily Hogg (COC)

From: Daniel Moderie (COC)
Sent: Thursday, August 20, 2015 5:08 PM
To: Emily Hogg (COC); Heather Mahoney (COC); Mylinda Johnson (COC)
Cc: Laurin Gray (COC); Maria Orf (COC)
Subject: Wire

Incoming Money Transfer Credit (195)	3,689.72	3,689.72	0.00	0.00	150820263438
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Text

WIRE TYPE:WIRE IN DATE:082015 TIME:1340 ET
TRN:2015082000263438 SNDR REF:2015082000010441
SERVICE REF:20150820F1QCZ68C003130
RELATED REF:09-4545-387
ORIG:AGENCY TITLE GROUP LLC ESCROW ACCOUNT 5705 N DAVIS
HWY PENSACOLA FL 32503 ID:1000177520680
ORG BK: ID:
INS BK: ID:
SND BK:SUNTRUST BANK ID:061000104
BNF:ESCAMBIA COUNTY CLERK OF CIRCUIT CT 191 W. GOVERNMENT
STREET PENSACOLA FL 32502 TAX DEED REDEMPTION
ID:898033991356
BNF BK: ID:
PAYMENT DETAILS:
09-4545-387
ACCT # 09-4545-387
PROPERTY: 7664 OLD HICKORY DR.
PENSACOLA FL 32507
TAX DEED REDEMPTION

Daniel Moderie, Accounting Division
PAM CHILDERS, Clerk of the Circuit Court & Comptroller
First Judicial Circuit, Escambia County
190 W Government Street
Pensacola, FL 32502
850-595-4144
DModerie@escambiaclerk.com
www.EscambiaClerk.com

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 # 2013 TD 005609
 Redeemed Date 08/21/2015**

Name AGENCY TITLE GROUP LLC ESCROW ACCOUNT 5705 N DAVIS HWY PENSACOLA FL 32503

Clerk's Total = TAXDEED	\$557.56	3672.26
Due Tax Collector = TAXDEED	\$3,090.46	
Postage = TD2 Tax deed	\$13.46	
ResearcherCopies = TD6	\$4.00	

• 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
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AUDITOR

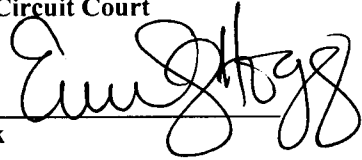
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 094545387 Certificate Number: 005609 of 2013**

**Payor: AGENCY TITLE GROUP LLC ESCROW ACCOUNT 5705 N DAVIS HWY PENSACOLA FL
32503 Date 08/21/2015**

Clerk's Check #	1	Clerk's Total	\$57.56 3672.26
Tax Collector Check #	1	Tax Collector's Total	\$3,090.46
		Postage	\$13.46
		Researcher Copies	\$4.00
		Total Received	\$3,665.48

paid 3689.72 wire

**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 and Comptroller, Escambia County

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

August 27, 2015

CMON LLC AND GEEZ LLC PARTNERS CITIBANK NA AS
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 005609	\$526.00	\$15.78	\$541.78

TOTAL \$541.78

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

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August 27, 2015

AGENCY TITLE GROUP LLC
ESCROW ACCOUNT
5705 N DAVIS HWY
PENSACOLA FL 32503

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 005609

\$536.77

TOTAL \$536.77

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

Reissued 13/05609

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

January 6, 2017

Agency Title Group
5705 N Davis Hwy
Pensacola FL 32503

To Whom it May Concern,

Our records indicate that a refund check was mailed to you in relation to a Tax Deed case. The property was either sold or redeemed. The Escambia County check #900023541 in the amount of \$536.77 has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. To claim your property, you will be asked to sign an affidavit. Please check the appropriate box below, sign in the space provided, and return this to us no later than two weeks from the date of this letter.

- ☐ The above address information is correct and I do not wish to claim the monies.
- ☐ The above address information is incorrect. Please forward an affidavit to the following address: _____
- ☐ The original check has been found and is being returned to your office. Once the check is received, a new check will be issued to me.
- ☐ Other (please provide an explanation below or attach a separate explanation).

Signature

Date

Your prompt attention and assistance is appreciated. Please return to the following address:

Clerk of the Circuit Court
Official Records
221 Palafox Place, Ste 110
Pensacola, FL 32502

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,
Pam Childers, Clerk of the Circuit Court
By: _____
Mylinda Johnson, Deputy Clerk