

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 16, 2015 / 150355**

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 7800.0000** , 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: 11-3326-505**

Certificate Holder:

TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S **PO Box 173017**
TAMPA, FLORIDA 33672

Property Owner:

RIVERS FLORA
3057 WOODBURY CIR
CANTONMENT , FLORIDA 32533

Legal Description:

LT 6 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 5694 P 1599

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	7800.0000	06/01/13	\$501.99	\$0.00	\$38.07	\$540.06

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

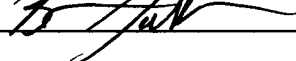
Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2015	7646.0000	06/01/15	\$502.73	\$6.25	\$25.14	\$534.12
2014	7217.0000	06/01/14	\$496.84	\$6.25	\$24.84	\$527.93

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
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
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
17. Total Amount to Redeem

\$1,602.11
\$0.00
\$200.00
\$125.00
\$1,927.11
\$1,927.11
\$24,527.00
\$6.25

*Done this 16th day of July, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 12/15/15

* 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,

**TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S
TAMPA, Florida, 33672**

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
7800.0000	11-3326-505	06/01/2013	LT 6 BLK 5 RE S/D OF CANTONMENT HEIGHTS PB 3 P 64 OR 5694 P 1599

2014 TAX ROLL

RIVERS FLORA
3057 WOODBURY CIR
CANTONMENT , Florida 32533

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.

TC13LLCTDA (Cheryl Bernal)

07/16/2015

Applicant's Signature

Date



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:	141N311002006005
Account:	113326505
Owners:	RIVERS FLORA
Mail:	3057 WOODBURY CIR CANTONMENT, FL 32533
Situs:	3057 WOODBURY CIR 32533
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	\$5,700	\$46,547	\$52,247	\$49,054
2013	\$5,700	\$42,630	\$48,330	\$48,330
2012	\$5,700	\$42,630	\$48,330	\$48,330

[Disclaimer](#)

Amendment 1/Portability Calculations

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/2005	5694	1599	\$27,000	WD	View Instr
05/1983	1772	228	\$19,500	WD	View Instr
01/1978	1249	518	\$19,400	WD	View Instr
01/1975	960	252	\$19,100	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 6 BLK 5 RE S/D OF CANTONMEN T HEIGHTS PB 3 P 64 OR 5694 P 1599

Extra Features
None

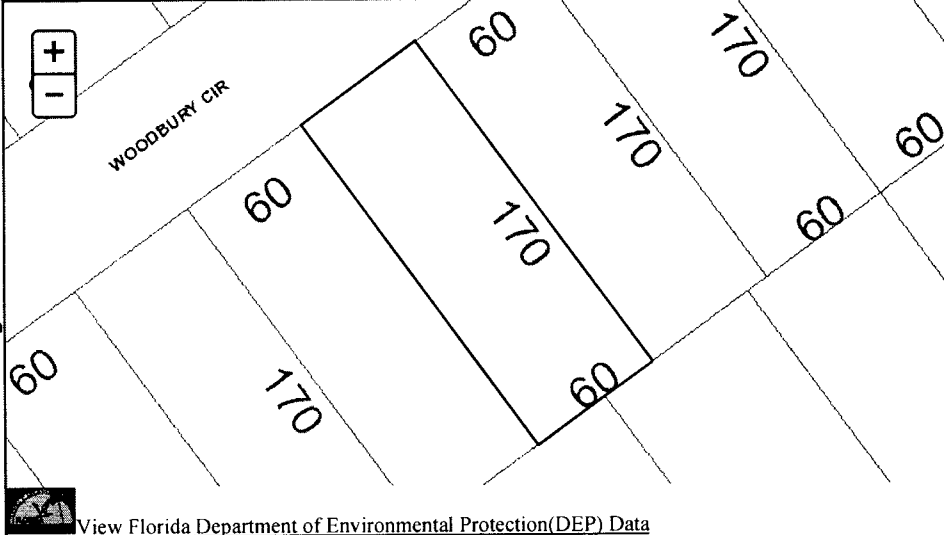
Parcel Information [Launch Interactive Map](#)

Section Map Id:
14-1N-31-1

Approx. Acreage:
0.2300

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)




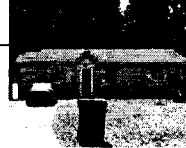
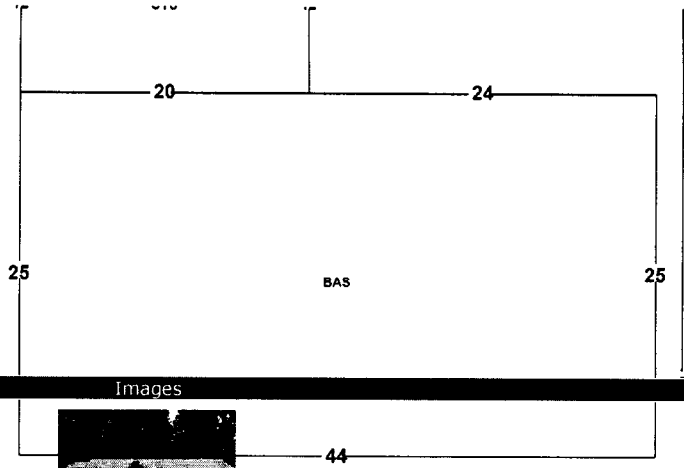
Buildings

Address: 3057 WOODBURY CIR, Year Built: 1975, Effective Year: 1975

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1340 Total SF
BASE AREA - 1100
UTILITY UNF - 240



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:08/04/2015 (tc.1726)

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: 113326505 Certificate Number: 007800 of 2013

Payor: FLORA RIVERS 3057 WOODBURY CIR CANTONMENT, FL 32533 Date 08/31/2015

Clerk's Check #	4462259816	Clerk's Total	\$506.33
Tax Collector Check #	1	Tax Collector's Total	\$2,077.89 \$2099.34
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,684.22 \$2099.34

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
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BRANCH OFFICES
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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 007800
Redeemed Date 08/31/2015

Name FLORA RIVERS 3057 WOODBURY CIR CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$506.33
Due Tax Collector = TAXDEED	\$2,077.89
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

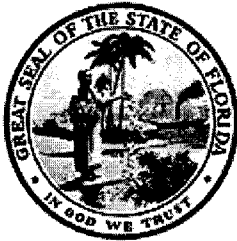
\$ 2099.34

• 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: 113326505 Certificate Number: 007800 of 2013

Redemption No Application Date 07/16/2015 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <u>12/07/2015</u>	Redemption Date <u>08/31/2015</u>
Months	5	1
Tax Collector	\$1,927.11	\$1,927.11
Tax Collector Interest	\$144.53	\$28.91
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,077.89	\$1,962.27 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$221.00	\$221.00
App. Fee Interest	\$35.33	\$7.07
Total Clerk	\$506.33	\$478.07 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,684.22	\$2,440.34
	Repayment Overpayment Refund Amount	\$243.88

ACTUAL SHERIFF \$80.00

8/28/15 FLORA RIVERS CALLED FOR A QUOTE, IF PAID BY MONDAY

Notes 8/31/15 IT WOULD BE \$2099.34, SHE STATED SHE WOULD BE HERE ON



Submit

Reset

Print Preview



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 8, 2015

TC 13 LLC WWW.BUYTHISTAXLIEN.COM
PO BOX 173017
TAMPA FL 33672

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 007800	\$471.00	\$7.07	\$478.07

TOTAL \$478.07

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

A handwritten signature in black ink, appearing to read "Emily Hogg".

Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

15-740

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12380

September 8, 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 09-08-1995, through 09-08-2015, and said search reveals the following:

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

Flora Rivers

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: 

September 8, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12380

September 8, 2015

Lot 6, Block 5, Re-Subdivision of Cantonment Heights, as per plat thereof, recorded in Plat Book 3, Page 64, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12380

September 8, 2015

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

1. That certain mortgage executed by Flora Rivers in favor of Escambia/Pensacola SHIP Program Trust Fund dated 05/19/2006 and recorded 02/08/2007 in Official Records Book 6084, page 861 of the public records of Escambia County, Florida, in the original amount of \$4,007.84.

2. Taxes for the year 2012-2014 delinquent. The assessed value is \$54,128.00. Tax ID 11-3326-505.

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.

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: 12-7-2015

TAX ACCOUNT NO.: 11-3326-505

CERTIFICATE NO.: 2013-7800

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 2015 tax year.

Flora Rivers
3057 Woodbury Circle
Cantonment, FL 32533

Escambia/Pensacola SHIP
Program Trust Fund
City of Pensacola Housing Dept.
P.O. Box 12910
Pensacola, FL 32521-0031

Certified and delivered to Escambia County Tax Collector,
this 8th day of September, 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.

STATE OF FLORIDA }
~~SANTA ROSA~~ COUNTY
ESCAMBIA

WARRANTY DEED

Know All Men by These Presents: That VERNICE R. STOKES AND
JOHN R. STOKES 2743 SANDOZELLE DR. SEABROOK, TX. 77586
for and in consideration of \$27,000 TWENTY SEVEN THOUSAND DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto FLORA RIVERS,
3057 WOODBURY CIRCLE, CANTONMENT, FL 32533
heirs, Personal Representatives and assigns, forever, the following described real property,
situate, lying and being in the CITY OF CANTONMENT County of ~~Santa Rosa~~, State of Florida,
to-wit: ESCAMBIA

3057 WOODBURY CIRCLE
CANTONMENT, FL

LOT 6, PIECE 5

LT 6 BLK 5 RE SID OF
CANTONMENT HEIGHTS

PB 3 P 64 OR 1772 P 228

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

And covenant that well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrance, and that heirs, personal representatives the said grantee heirs, personal representatives and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, WE have hereunto set OUR hands and seals this 23rd day of May A. D. 19 2005
Signed, sealed and delivered in the presence of (SEAL)

VERNICE R. STOKES
JOHN R. STOKES

Vernice R. Stokes
John Stokes
Kelli R. Jones
Ashley Kauppi

STATE OF FLORIDA }
~~SANTA ROSA~~ COUNTY
ESCAMBIA

Before the subscriber personally appeared VERNICE R. STOKES
AND JOHN R. STOKES and
his wife, known to me, and known to me to be the individuals described by said name(s) in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.
Given under my hand and official seal this 23rd day of May 19 2005



Documentary Stamp Tax
State TEXAS
Federal My commission expires 05-16-2007

No. Filed at o'clock m. Recorded in the public records of Santa Rosa County, Florida
Clerk Circuit Court. By D. C.

Prepared By: Vernice Stokes
2743 Sandozelle Dr.
Seabrook, TX 77586

