

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I, CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

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

Certificate No.	Date	Legal Description
2014/ 9620	06-01-2014	S 20 FT OF LT 16 ALL LT 17 BLK 19 WEST KING TRACT OR 560 P 789 OR 1657 P 618 OR 4173 P 1450 CA 105

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

04-25-2016

Applicant's Signature

Date

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600283

Date of Tax Deed Application
Apr 25, 2016

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2014 / 9620**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **15-0222-000**

Cert Holder:
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

Property Owner:
ABRAMS GROUP HOLDINGS LLC
3645 HWY 90
PACE, FL 32571
S 20 FT OF LT 16 ALL LT 17 BLK 19 WEST KING TRACT OR 560 P 789 OR 1657 P 618 OR 4173 P 1450 CA 105

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/9620	15-0222-000	06-01-2014	781.57	56.18	837.75
2014/8869	15-0222-000	06-01-2014	628.48	45.17	673.65

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
/						

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

1,511.40
0.00
0.00
200.00
175.00

1,886.40

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- Total Amount to Redeem

12.50
1,898.90

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: October 3, 2016

By

Jenna Stewart

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
15-0222-000 2014



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: 000S009060160019
Account: 150222000
Owners: ABRAMS GROUP HOLDINGS LLC
Mail: 3645 HWY 90
PACE, FL 32571
Situs: 413 N B ST 32501
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$12,626	\$0	\$12,626	\$12,626
2014	\$12,626	\$17,170	\$29,796	\$29,796
2013	\$12,626	\$15,516	\$28,142	\$28,142

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/30/2013	7126	1446	\$8,000	QC	View Instr
07/09/2013	7043	1436	\$4,900	TD	View Instr
09/1997	4173	1450	\$100	QC	View Instr
06/1982	1657	618	\$100	QC	View Instr
01/1971	560	789	\$3,500	WD	View Instr

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

2015 Certified Roll Exemptions

Legal Description

S 20 FT OF LT 16 ALL LT 17 BLK 19 WEST KING TRACT
OR 7126 P 1446 CA 105

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
CA105

Approx.
Acreage:
0.1449

Zoned:
R-1A

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



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

Buildings

Address:413 N B ST, Year Built: 1905, Effective Year: 1925

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 948 Total SF
BASE AREA - 864
OPEN PORCH FIN - 84

54

BAS

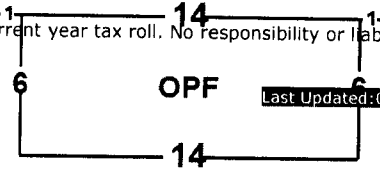
54

Images



9/3/15

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: 05/05/2016 (tc.4127)

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: 150222000 Certificate Number: 009620 of 2014

Redemption ☒ Yes ☐ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/03/2016"/>	Redemption Date <input type="text" value="06/02/2016"/>
Months	6	2
Tax Collector	<input type="text" value="\$1,886.40"/>	<input type="text" value="\$1,886.40"/>
Tax Collector Interest	\$169.78	\$56.59
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,068.68	<input type="text" value="\$1,955.49"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$13.50
Total Clerk	\$490.50	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,659.18	\$2,418.99
	Repayment Overpayment Refund Amount	$\$240.19 + 120 + 200 = \560.19

redeemer

Notes

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 # 2014 TD 009620

Redeemed Date 06/02/2016

Name Abrams Group Holdings LLC 3645 Hwy 90 Pace, FL 32571

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,068.68
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

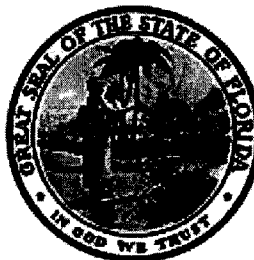
Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

16-329

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**

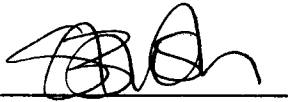
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 150222000 Certificate Number: 009620 of 2014**

Payor: Abrams Group Holdings LLC 3645 Hwy 90 Pace, FL 32571 Date 06/02/2016

Clerk's Check #	185009417	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,068.68
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,659.18

**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 •

June 17, 2016

CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS LA 70154

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
2014 TD 005418	\$450.00	\$13.50	\$463.50
2014 TD 006915	\$450.00	\$13.50	\$463.50
2014 TD 003808	\$450.00	\$13.50	\$463.50
2014 TD 003677	\$450.00	\$13.50	\$463.50
2014 TD 009620	\$450.00	\$13.50	\$463.50
2014 TD 002708	\$450.00	\$13.50	\$463.50
2014 TD 002973	\$450.00	\$13.50	\$463.50
2014 TD 008079	\$450.00	\$13.50	\$463.50
2014 TD 002732	\$450.00	\$13.50	\$463.50
2014 TD 006775	\$450.00	\$13.50	\$463.50
2014 TD 008173	\$450.00	\$13.50	\$463.50

TOTAL \$5,098.50

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 •

June 15, 2016

ABRAMS GROUP HOLDINGS LLC
3645 HWY 90
PACE FL 32571

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

2014 TD 009620
2014 TD 009616

\$560.19
\$138.92

TOTAL \$699.11

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit

MAGNOLIA TC2 LLC
413 North B St

S 20ft of Lt 16-17 Blk 19 West King Tract

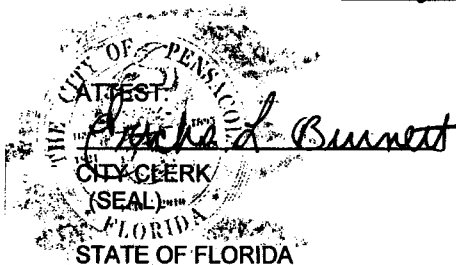
in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 21st day of January, 20 14. Said lien shall be equal in
dignity to all other special assessments for benefits against property within the City.

DATED this 25th day of March, 20 14.

THE CITY OF PENSACOLA
a municipal corporation

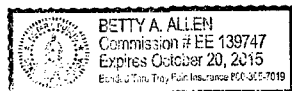
Colleen M. Castille
BY:

COLLEEN M. CASTILLE
CITY ADMINISTRATOR



COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 27 day of
March, 2014, by Colleen M. Castille, City Administrator of the City of Pensacola, a Florida
municipal corporation, on behalf of said municipal corporation. She is personally known to me and ~~did~~/did
not take an oath.



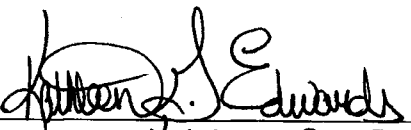
Betty A. Allen
NOTARY PUBLIC

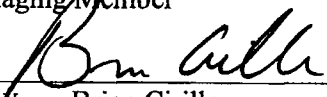
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name as of the day and year first above written.

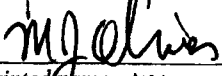
Witnesses:

MAGNOLIA TC 2 REO, LLC,
a Florida limited liability company

By: Magnolia TC 2 REO MM, LLC,
a Florida limited liability company,
its Managing Member


Printed name: Kathleen G. Edwards

By: 
Name: Brian Cirillo
Title: Manager


Printed name: MICHAEL OLIVER

Address: 558 West New England Avenue, Suite 250
Winter Park, Florida 32789

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on December 30th, 2013, by Brian Cirillo as Manager of Magnolia TC 2 REO MM, LLC, a Florida limited liability company, Managing Member of Magnolia TC 2 REO, LLC, a Florida limited liability company, on its behalf. He is personally known to me.


Notary Public-State of Florida at Large



This instrument prepared by:

Brent R. Newton
Newton & Newton, P.A.
10192 San Jose Boulevard
Jacksonville, Florida 32257

Return recorded instrument to:

Grantee

Consideration: \$8,000⁰⁰

The space above is reserved for recording.

**THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF AN INDEPENDENT
TITLE EXAMINATION. PREPARER RENDERS NO OPINION AS TO THE TITLE OR
DESCRIPTION OF THE CONVEYED PROPERTY.**

Parcel Identification Number: 000S009060160019

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on December *30th*, 2013, by and
between MAGNOLIA TC 2 REO, LLC, a Florida limited liability company, 558 West New
England Avenue, Suite 250, Winter Park, Florida 32789 (hereinafter referred to as "Grantor"),
and Abrams Group Holdings, LLC, a Florida limited liability company whose address is 3645
Highway 90, Pace, Florida 32571 (hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and
other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases,
and quitclaims unto Grantee all right, title, interest, claim and demand which Grantor has in and
to the following described land situate in Escambia County, Florida, to-wit:

**S 20 Ft of Lt 16, All Lt 17 Blk 19 West King Tract OR 560 P 789 OR 1657 P 618 OR 4173 P 1450
CA 105, of the Public Records of Escambia County, Florida**

To have and to hold the same together with all and singular the appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and
claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof
of Grantee.

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: 10-3-2016

TAX ACCOUNT NO.: 15-0222-000

CERTIFICATE NO.: 2014-9620

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

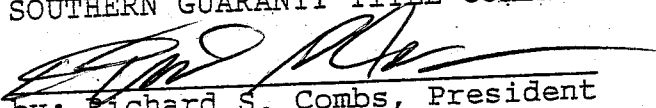
 X Homestead for tax year.

Abrams Group Holdings, LLC
3545 Hwy. 90
Pace, FL 32571

Unknown Tenants
413 North B St.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 6th day of July, 2016.

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.: 12877

July 6, 2016

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

1. Improvement Lien filed by City of Pensacola recorded in O.R. Book 7152, page 1313.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$12,626.00. Tax ID 15-0222-000.

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.: 12877

July 6, 2016

**South 20 feet of Lot 16, all of Lot 17, Block 19, West King Tract, O.R. Book 7126, page 1446, CA 105,
Escambia County, Florida.**

Southern Guaranty Title Company

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

Redeemed

16-329

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12877

July 6, 2016

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 07-06-1996, through 07-06-2016, and said search reveals the following:

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

Abrams Group Holdings, LLC

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 6, 2016