

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700628

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
07-0995-000	2015/3926	06-01-2015	LTS 3 4 BLK B OAKLAWN PB 2 P 28 OR 6782 P 284 CA 158

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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
OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A.,
AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

07-31-2017
Application Date

Applicant's signature

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700628

Date of Tax Deed Application
Jul 31, 2017

This is to certify that **OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 3926**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **07-0995-000**

Cert Holder:
OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121

Property Owner:
CARTER TOMMY & CARTER VICKIE
3820 WARD BLVD
PENSACOLA, FL 32505
LTS 3 4 BLK B OAKLAWN PB 2 P 28 OR 6782 P 284 CA 158

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
2015/3926	07-0995-000	06/01/2015	975.98	48.80	1,024.78

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
2017/3513	07-0995-000	06/01/2017	1,082.01	6.25	54.10	1,142.36
2016/3590	07-0995-000	06/01/2016	1,030.57	6.25	51.53	1,088.35

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

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	3,255.49
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	3,630.49

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

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 7th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 11/2/18

By

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
07-0995-000 2015



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:	342S300860004002
Account:	070995000
Owners:	CARTER TOMMY & CARTER VICKIE
Mail:	3820 WARD BLVD PENSACOLA, FL 32505
Situs:	3820 WARD BLVD 32505
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	GLOBAL LEARNING ACADEMY/WARRINGTON/PENSACOLA
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$7,263	\$51,554	\$58,817	\$58,817
2016	\$7,263	\$49,927	\$57,190	\$57,190
2015	\$7,263	\$47,861	\$55,124	\$55,124
Disclaimer				
Amendment 1/Portability Calculations				
★ File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/03/2011	6782	284	\$68,000	WD	View Instr
07/08/2008	6354	50	\$38,700	WD	View Instr
03/07/2008	6306	1254	\$100	CT	View Instr
07/2006	5952	772	\$98,500	WD	View Instr
03/2006	5881	860	\$50,000	WD	View Instr
11/2004	5547	375	\$34,700	QC	View Instr
01/2001	4653	261	\$100	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions
None
Legal Description
LTS 3 4 BLK B OAKLAWN PB 2 P 28 OR 6782 P 284 CA 158
Extra Features
None

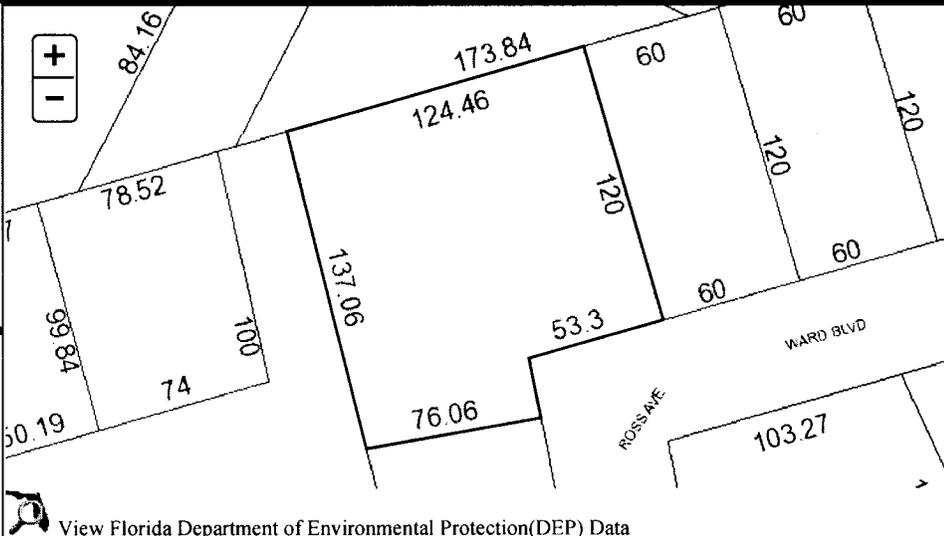
Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA158

Approx. Acreage:
0.4003

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

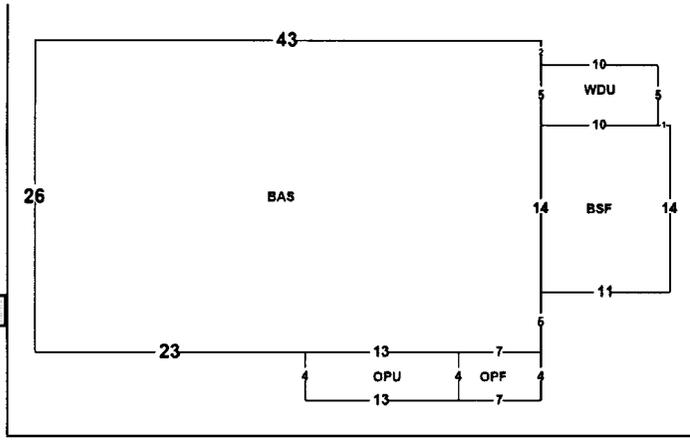


[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings
Address: 3820 WARD BLVD, Year Built: 1948, Effective Year: 1975
Structural Elements
DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
EXTERIOR WALL-BRICK-CEMENT
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1402 Total SF
BASE AREA - 1118
BASE SEMI FIN - 154
OPEN PORCH FIN - 28
OPEN PORCH UNF - 52
WOOD DECK UNF - 50



Images



6/13/16

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.

EXHIBIT "B"

MORTGAGE NOTE

Pensacola, FL

November 3, 2011

\$64,600.00

FOR VALUE RECEIVED, the undersigned (jointly and severally if more than one) promises to pay Toan Anh Do and Ngoc T. Nguyen, or order, in the manner hereinafter specified, the principal sum of \$64,600.00 (Sixty-Four Thousand Six-Hundred and 00/100 Dollars) with interest from date at the rate of 6.5% (six-and-one-half percent) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America at 1710 Fireman Drive, Pensacola, FL 32505, or at such place as may be hereafter designated by written notice from the holder to the maker hereof, on the date and in the manner following:

Payable in 179 consecutive consecutive monthly installments of \$562.74 each, including principal and interest, commencing on December 3, 2011, with 1 final consecutive monthly payment of \$561.30, including principal and interest, due on November 3, 2026.

This Promissory Note cannot be assumed without the prior written consent of the Note Holder herein.

If payments become ten (10) or more days delinquent per month, a late charge of 5% per month will be assessed.

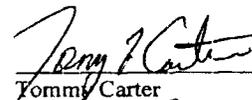
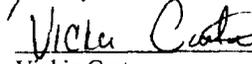
This note with interest is secured by a mortgage on real estate, or even date herewith, made by the maker hereof in favor of the said Payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any of the sums or interest mentioned herein or in said mortgage for a period of thirty (30) days, or in the performance of any of the agreements contained herein or in said mortgage, then the entire principal sum and accrued interest shall at the option of the holder hereof become at once due and collectible without notice, time being of the essence; and said principal sum and accrued interest shall both bear interest from such time until paid at the highest rate allowable under the laws of the State of Florida. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Each person liable hereon whether maker or endorser hereby waives presentment, protest, notice, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if, after maturity of this note or default hereunder, or under said mortgage, counsel shall be employed to collect this note or to protect the security of said mortgage.

Whenever used herein the terms "holder," maker" and "payee" shall be construed in the singular or plural as the context may require or admit.

Maker's Address
3820 Ward Boulevard
Pensacola, FL 32505


Tommy Carter

Vickie Carter

vlc
7/2

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 3 and 4, Block B, Oaklawn, according to the plat thereof, recorded in Plat Book 2, Page(s) 28, of the Public Records of Escambia County, Florida.

*File
VRC*

and shall perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants thereof, and of this mortgage, then this mortgage and the estate hereby created shall cease, determine and be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time, to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$64,600.00 in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred to, paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other rights hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

IF any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, the said mortgagor has hereunto signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in our presence:

Witness Signature:

Printed Name: Jennifer Gantt

Witness Signature:

Printed Name: Carol D. Eubanks

Tommy Carter

Tommy Carter

Vickie Carter

Vickie Carter

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of November, 2011, by Tommy Carter and Vickie Carter, husband and wife, who have provided their drivers' licenses as identification.

My Commission expires:

(Notary Seal)

J. Gantt

Notary Public

Serial Number

J. Gantt
Notary Public-State of FL
Comm. Exp. Nov. 13, 2013
Comm. No. DD 926628

76
VAC

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

FILE NO. 11FL-1169
DOC 226.10
INTAN 129.20
REC 35.50
TOTAL 390.80

THIS MORTGAGE DEED
Property Appraisers Parcel ID#34-S-30-0860-004-002

EXECUTED the 3rd day of November, 2011 by Tommy Carter and Vickie Carter, husband and wife, hereinafter called the mortgagor, to Toan Anh Do and Ngoc T. Nguyen, husband and wife, hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Escambia County, Florida, viz:

SEE EXHIBIT "A" ATTACHED.

Amount of Mortgage: \$64,600.00

This Mortgage cannot be assumed without the prior written consent of the Mortgagee herein.

If payments become ten (10) or more days delinquent per month, a late charge of 5% per month will be assessed.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issues and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor 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 and clear of all encumbrances except taxes accruing subsequent to 2011, restrictions and easements of record if any.

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note hereinafter substantially copied or identified to-wit:

SEE EXHIBIT "B" ATTACHED

7/11/11
VTC

Residential Sales
Abutting Roadway
Maintenance Disclosure

File No. 11FL-1169

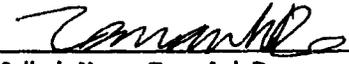
ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

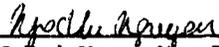
Name of Roadway: **Ward Boulevard**
Legal Address of Property: **3820 Ward Boulevard, Pensacola, FL 32505**

The County (X) ~~has accepted~~ () ~~has not accepted~~ the abutting roadway for maintenance.

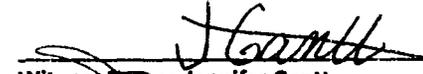
This form completed by: **Partnership Title Company, LLC**
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):


Seller's Name: **Toan Anh Do**


Seller's Name: **Ngoc T. Nguyen**

Seller's Name: _____

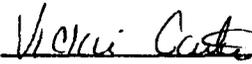

Witness Name: **Jennifer Gantt**


Witness Name: **Carol D. Eubanks**

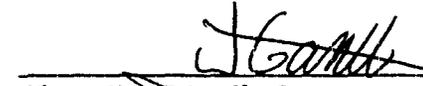
Witness Name: _____

As to Buyer(s):


Buyer's Name: **Tommy Carter**


Buyer's Name: **Vickie Carter**

Buyer's Name: _____


Witness Name: **Jennifer Gantt**


Witness Name: **Carol D. Eubanks**

Witness Name: _____

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95

TLC
VNC

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 3 and 4, Block B, Oaklawn, according to the plat thereof, recorded in Plat Book 2,
Page(s) 28, of the Public Records of Escambia County, Florida.

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

FILE NO 11FL-1169
DOC 476.00
REC 35.50
TOTAL 511.50

WARRANTY DEED
TAX ID #34-2S-30-0860-004-002

STATE OF Florida
COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That Toan Anh Do and Ngoc T. Nguyen, husband and wife, Grantor*, Address: 1710 Fireman Drive, Pensacola, FL 32505, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto: Tommy Carter and Vickie Carter, husband and wife, Grantee*, Address: 3820 Ward Boulevard, Pensacola, FL 32505, grantee's heirs, executors, administrators and assigns forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

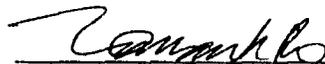
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF GRANTORS HEREIN.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural and the plural the singular, and the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 3rd day of November, 2011.



Toan Anh Do



Ngoc T. Nguyen

Signed, sealed and delivered
in the presence of:

Witness Sign: 
Witness Print Name: Jennifer Gantt

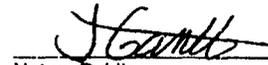
Witness Sign: 
Witness Print Name: Carol D. Eubanks

STATE OF Florida
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of November, 2011, by Toan Anh Do and Ngoc T. Nguyen, husband and wife, who have provided their drivers' licenses as identification, and who did take an oath.

My Commission expires:
(Notary Seal)

J. Gantt
Notary Public-State of FL
Comm. Exp. Nov. 13, 2013
Comm. No. DD 926628



Notary Public
Serial Number

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-2-2018

TAX ACCOUNT NO.: 07-0995-000

CERTIFICATE NO.: 2015-3926

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

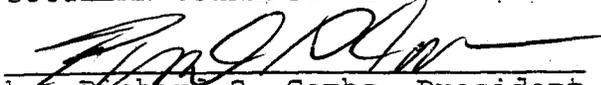
 X Homestead for tax year.

Tommy Carter
Vickie Carter
3820 Ward Blvd.
Pensacola, FL 32505

Toan Anh Do
Ngoc T. Nguyen
1710 Fireman Dr.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 9th day of October, 2017.

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.: 13987

October 8, 2017

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

1. That certain mortgage executed by Tommy Carter and Vickie Carter, husband and wife in favor of Toan Anh Do and Ngoc T. Nguyen dated 11/03/2011 and recorded 11/03/2011 in Official Records Book 6782, page 288 of the public records of Escambia County, Florida, in the original amount of \$64,600.00.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$58,817.00. Tax ID 07-0995-000.

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.: 13987

October 8, 2017

Lot 3 and 4, Block B, Oaklawn, as per plat thereof, recorded in Plat Book 2, Page 28, 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.: 13987

October 8, 2017

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 10-06-1997, through 10-06-2017, and said search reveals the following:

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

Tommy Carter and Vickie Carter, 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: 

October 8, 2017



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
07-0995-000	06		342S300860004002

PROPERTY ADDRESS:

EXEMPTIONS:

3820 WARD BLVD

18-049

PRIOR YEAR(S) TAXES OUTSTANDING

15/3926

CARTER TOMMY &
CARTER VICKIE
3820 WARD BLVD
PENSACOLA, FL 32505

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	58,817	0	58,817	389.16
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	58,817	0	58,817	132.22
BY STATE LAW	4.3830	58,817	0	58,817	257.79
WATER MANAGEMENT	0.0353	58,817	0	58,817	2.08
SHERIFF	0.6850	58,817	0	58,817	40.29
M.S.T.U. LIBRARY	0.3590	58,817	0	58,817	21.12
TOTAL MILLAGE	14.3268			AD VALOREM TAXES	\$842.66

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LTS 3 4 BLK B OAKLAWN PB 2 P 28 OR 6782 P 284 CA 158	FP FIRE PROTECTION	125.33
NON-AD VALOREM ASSESSMENTS		\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$967.99

If Paid By Please Pay	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
	\$929.27	\$938.95	\$948.63	\$958.31	\$967.99

RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

2017 Real Estate Property Taxes

ACCOUNT NUMBER
07-0995-000
PROPERTY ADDRESS
3820 WARD BLVD

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

CARTER TOMMY &
CARTER VICKIE
3820 WARD BLVD
PENSACOLA, FL 32505

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2017
	929.27
AMOUNT IF PAID BY	Dec 31, 2017
	938.95
AMOUNT IF PAID BY	Jan 31, 2018
	948.63
AMOUNT IF PAID BY	Feb 28, 2018
	958.31
AMOUNT IF PAID BY	Mar 31, 2018
	967.99

DO NOT FOLD, STAPLE, OR MUTILATE



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 070995000 Certificate Number: 003926 of 2015

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/02/2018"/>	Redemption Date <input type="text" value="11/21/2017"/>
Months	6	4
Tax Collector	<input type="text" value="\$3,630.49"/>	<input type="text" value="\$3,630.49"/>
Tax Collector Interest	\$326.74	\$217.83
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,963.48	<input type="text" value="\$3,854.57"/> 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	\$27.00
Total Clerk	\$490.50	<input type="text" value="\$477.00"/> CH
Postage	<input type="text" value="\$21.04"/>	<input type="text" value="\$21.04"/>
Researcher Copies	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Total Redemption Amount	\$4,482.02	\$4,359.61
	Repayment Overpayment Refund Amount	\$122.41

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 # 2015 TD 003926
Redeemed Date 11/21/2017

Name VICKIE CARTER 3820 WARD BLVD PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$490.50	\$ 4331.57
Due Tax Collector = TAXDEED	\$3,863.48	
Postage = TD2	\$21.04	
ResearcherCopies = TD6	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
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 CIRCUIT CIVIL
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**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

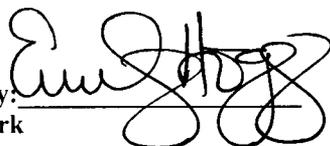
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 070995000 Certificate Number: 003926 of 2015**

Payor: VICKIE CARTER 3820 WARD BLVD PENSACOLA, FL 32505 Date 11/21/2017

Clerk's Check #	1	Clerk's Total	\$490.50 \$4331.57
Tax Collector Check #	1	Tax Collector's Total	\$3,903.48
		Postage	\$21.04
		Researcher Copies	\$7.00
		Total Received	\$4,482.02

\$4359.61

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 03926 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TOMMY CARTER 3820 WARD BLVD PENSACOLA, FL 32505	VICKIE CARTER 3820 WARD BLVD PENSACOLA, FL 32505
---	--

TOAN ANH DO 1710 FIREMAN DR PENSACOLA FL 32505	NGOC T NQUYEN 1710 FIREMAN DR PENSACOLA FL 32505
--	--

WITNESS my official seal this 16th day of November 2017.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 2, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **OAR LLC AND MML LLC PARTNERSHI CITIBANK NA AS COLLATERAL** holder of **Tax Certificate No. 03926**, issued the **1st day of June, A.D., 2015** 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:

LTS 3 4 BLK B OAKLAWN PB 2 P 28 OR 6782 P 284 CA 158

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070995000 (18-049)

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

TOMMY CARTER and VICKIE CARTER

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 Tuesday** in the month of **January**, which is the **2nd day of January 2018**.

Dated this 16th day of November 2017.

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

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Post Property:

3820 WARD BLVD 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

TOMMY CARTER
3820 WARD BLVD
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

VICKIE CARTER
3820 WARD BLVD
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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Personal Services:

TOMMY CARTER
3820 WARD BLVD
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2017 NOV 15 P 2:22
RECEIVED

Redeemed

18-049

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV059940NON

Agency Number: 18-001971

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03926 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TOMMY CARTER AND VICKIE CARTER

Defendant:

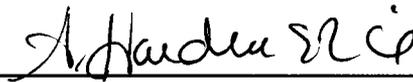
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 11/16/2017 at 2:22 PM and served same on TOMMY CARTER , at 8:01 AM on 11/29/2017 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

001986

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 2, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Dated this 16th day of November 2017.

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.

Personal Services:

**VICKIE CARTER
3820 WARD BLVD
PENSACOLA, FL 32505**

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



By:
Emily Hogg
Deputy Clerk

2017 NOV 15 5 22
RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

18-049

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV059955NON

Agency Number: 18-001986

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03926 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: TOMMY CARTER AND VICKIE CARTER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 11/16/2017 at 2:22 PM and served same on VICKIE CARTER , in ESCAMBIA COUNTY, FLORIDA, at 8:01 AM on 11/29/2017 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: TOMMY CARTER, RESIDENT, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. Hardin 11/16
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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Post Property:

3820 WARD BLVD 32505



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
NOV 15 2 25
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

18-049

Document Number: ECSO17CIV059911NON

Agency Number: 18-001932

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 03926 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE TOMMY CARTER AND VICKIE CARTER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/16/2017 at 2:25 PM and served same at 8:55 AM on 11/21/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A Hardin

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

TOMMY CARTER [18-049]
3820 WARD BLVD
PENSACOLA, FL 32505

9171 9690 0935 0128 2363 95

VICKIE CARTER [18-049]
3820 WARD BLVD
PENSACOLA, FL 32505

9171 9690 0935 0128 2364 01

TOAN ANH DO [18-049]
1710 FIREMAN DR
PENSACOLA FL 32505

9171 9690 0935 0128 2364 18

NGOC T NQUYEN [18-049]
1710 FIREMAN DR
PENSACOLA FL 32505

9171 9690 0935 0128 2362 65

