### **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 1700203

To: Tax Collector of	ESCAMBIA COUNTY	, Florida	
I, DIH TAX PARTNERS LI 2912 PARK ARBOR CO FORT WORTH, TX 76			
hold the listed tax certif	ficate and hereby surrender the s	same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
10-2228-375	2015/6249	06-01-2015	LT 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR 6556 P 882
<ul> <li>redeem all or</li> <li>pay all deline</li> <li>pay all Tax C and Sheriff's</li> </ul>	costs, if applicable.	erest covering th	
which are in my posse		tion is based and	rail other certificates of the same legal description
Electronic signature of DIH TAX PARTNERS 2912 PARK ARBOR FORT WORTH, TX	S LLC DIH TAX PARTNERS LLC COURT	<b>;</b>	04.04.0047
			<u>04-24-2017</u> Application Date
	Applicant's signature		

#### **Tax Collector's Certification**

CTY-513

**Tax Deed Application Number** 

1700203

Date of Tax Deed Application
Apr 24, 2017

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2015 / 6249**, 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: **10-2228-375** 

Cert Holder:

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC 2912 PARK ARBOR COURTFORT WORTH, TX 76116 Property Owner:
MCCULLAR DAVID C
4014 AZURE WAY
PENSACOLA, FL 32507

LT 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR 6556 P 882

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
2015/6249	10-2228-375	06/01/2015	1,027.20	51.36	1,078.56

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
2016/5647	10-2228-375	06/01/2016	1,026.39	6.25	51.32	1,083.96

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	2,162.52
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	841.06
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)	3,378.58
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.	
<ol> <li>Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,</li> </ol>	
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 <u>3rd</u> day of <u>May</u>, <u>2017</u> Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 5, 2017

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

10-2228-375 2015

Real Estate Tangible Property Sale Amendment 1/Portability
Search List Calculations

Back

Account OReference Printer Friendly Version Navigate Mode **General Information** Assessments Reference: 2435311100027004 Year Land **Imprv** Total Cap Val Account: 102228375 2016 \$55,000 \$0 \$55,000 \$55,000 Owners: MCCULLAR DAVID C 2015 \$60,800 \$0 \$60,800 \$60,800 Mail: **4014 AZURE WAY** 2014 \$60,800 \$0 \$60,800 \$60,800 PENSACOLA, FL 32507 Situs: 4016 AZURE WAY 32507 Disclaimer Use Code: VACANT RESIDENTIAL P **Amendment 1/Portability Calculations** Taxing COUNTY MSTU **Authority:** ★File for New Homestead Exemption Online Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector Sales Data 2016 Certified Roll Exemptions Official None Sale Date Book Page Value Type Records (New Window) 08/21/2015 7394 1621 \$100 OT View Instr 09/2004 6556 882 \$25,000 QC View Instr Legal Description 07/2004 5508 1164 \$60,000 WD LT 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR View Instr 6556 P 882 OR 7394 P 1621 10/2000 4622 508 \$100 WD View Instr 10/1998 4325 1026 \$40,000 WD View Instr 05/1996 3974 423 \$31,000 WD View Instr **Extra Features** Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and None Comptroller Parcel **Launch Interactive Map** Information Section Map Id: 24-3S-31 Approx. Acreage: 0.2448 Zoned: 🔑 Com Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data **Buildings** 

Images

None

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:05/15/2017 (tc.3083)

#### OR BK 5508 P61171 Escambia County, Florida INSTRUMENT 2004-292766

(Seal)

the singular and the use of any gender shall include all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

Signed in the presence of:

Witness: Joanne 6 w

Mary Mizabeth McCullar

Witness

Faith M Hoffman

STATE OF Florida COUNTY OF Escambia

MSR.

The foregoing instrument was acknowledged before me this 29th day of July, 2004, by Mary Elizabeth McCullar, who are personally known to me or who produced

as identification.

Notary Public

My Commission Expires

(SEAL)

FAITH M. HOFFMAN
MY COMMISSION # DD 093547
EXPRES February 19, 2008
Bonded Thru Budget Noticey Services

RCD Oct 15, 2004 10:48 am Escambia County, Florida

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2004-292766

	S/ Mary E	lizabeth l	McCullar	alla	(Seal)
į	Mary E	abeti Mo	Cullar		` /
					(Seal)

and agrees:

 To make all payments required by that note and this mortgage promptly when due.

2. To pay all taxes, assessments, liens and encumbrances on that property promptly when due. If they are not promptly paid the Mortgagee may pay them without waiving the option to foreclose, and such payment, with interest thereon from the date of payment at the same rate as specified in that note, shall also be secured by this mortgage.

3. To keep the buildings now or hereafter on that land insured against damage from fire and other hazards in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest shall also be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

4. To commit, permit, or suffer no waste, impairment, or deterioration of the

mortgaged property.

5. To pay all expenses reasonably incurred by the Mortgagee because of the failure of the Mortgagor to comply with the agreements in that note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest shall also be secured by this mortgage.

- 6. If any payment provided for in that note is not paid within days after it becomes due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of that note shall immediately become due and payable at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
- 7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

8. This is a purchase money mortgage.

- 9. If there should be any transfer or agreement for transfer made by the mortgagor of the premises herein described, or any part thereof, (without the written consent of the mortgagee) all sums of money secured hereby shall immediately and concurrently with such transfer or agreement for transfer become due and payable and in default, and subject to foreclosure.
- 10. If the note holder has not received the full amount of any monthly payment by the end of fifteen calendar days after the date it is due, I will pay a late charge to the note holder. The amount of the charge will be 5% of my overdue payment or principal and interest. I will pay this late charge promptly but only once each late payment.

The covenants herein contained shall bind, and the benefits and advantages shall insure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural

AN EMPLOYEE OF
LAWYERS TITLE AGENCY OF
NORTH FLORIDA, INC.
P.O. BOX 12027
PENSACOLA FLORIDA
INCIDENT TO THIS ISSUANCE OF A
TITLE INSURANCE CONTRACT

PUS-04-05260

OR BK 5508 P61169 Escambia County, Florida INSTRUMENT 2004-292766

NTG DOC STRIPS PD & ESC CD \$ 206.50 10/15/04 ERNTE LEE NAGHA, CLERK

INTANGIBLE TAX PD 8 ESC CD \$ 118.00 10/15/04 ERNIE LEE NAGHHA, CLERK

#### **MORTGAGE**

THIS MORTGAGE, dated this 29th day of July, 2004, by and between

Mary Elizabeth McCullar,

hereinafter called the Mortgagor, and

"The Watt Trust, dated September 11, 2000 Susette Watt, Trustor and/or Trustee"

hereinafter called the Mortgagee,

WITNESSETH, that for valuable consideration, the Mortgagor does hereby mortgage to the Mortgagee the real property in Escambia County, Florida, described as:

Lot 27, Block D, Landfall, a subdivision of a portion of Section 18, 19 and 24, Township 3 South, Range 31 West, Escambia County, Florida, according to a plat recorded in Plat Book 14, at Page 12 of the public records of said county.

This Property is not the Homestead of the Mortgagor

as security for the payment of the promissory note of which the following is a copy:

MORTGAGE NOTE

\$59,000.00

July 29, 2004

Pensacola, Florida

FOR VALUE RECEIVED, the undersigned promise(s) to pay to "The Watt Trust, dated September 11, 2000 Susette Watt, Trustor and/or Trustee or order, the principal sum of Fifty Nine Thousand and 00/100, with interest at the rate of 6.00 per cent per annum on the unpaid balance until paid at 7406 Alban Station Court ST A-112, Springfield, VA 22150 or at such other place as the holder may designate in writing delivered or mailed to the debtor, Payable in 83 consecutive monthly installments of Three Hundred Fifty Three Dollars and 73/100, with a 84<sup>th</sup> and final payment being the remaining Principal balance together with accrued interest is due in full. Payments to commence September 1<sup>st</sup>, 2004 and continue on the 1<sup>st</sup> day of each month thereafter until August 1<sup>st</sup>, 2011 when the entire principal balance with accrued interest is due in full.

If the note holder has not received the full amount of any monthly payment by the end of fifteen calendar days after the date it is due, I will pay a late charge to the note holder. The amount of the charge will be 5% of my overdue payment or principal and interest. I will pay this late charge promptly but only once each late payment.

If any payment is not made within thirty days after it is due, the entire unpaid principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of a subsequent default. In the event of default in the payment of this note, and if the same is collected by an attorney at law, the undersigned hereby agree (s) to pay all costs of collection, including a reasonable attorney's fee.

Presentment, protest and notice are hereby waived.

STATE OF COUNTY OF GACAM

Notary Public

Printed Name: Voyer

My Commission Expires:

OFFICIAL NOTARY SEAL JOYCE J. ZIMMERMAN NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. DD 291288 MY COMMISSION EXP. MAR. 30, 2008

Grantor(s) Name, Address, phone: Mary Elizabeth McCullar 4014 Azure Way Pensacola, FL 32507 (850) 492-7615

Grantee(s) Name, Address, phone: David C. McCullar and Mary Elizabeth McCullar 4014 Azure Way

Pensacola, FL 32507 (850) 492-7615

SEND TAX STATEMENTS TO GRANTEE

SUBJECT to restrictions, reservations, easements, and covenants of record, reference hereto will not serve to reimpose the same.

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 the said Grantor(s), either in law or equity, to the only proper use, benefit and behalf of the Grantee(s) forever.

Taxes for tax year 2004 shall be prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or paid by Grantees, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor hand(s) this the day of Application, 20 of Signed, Sealed and Delivered in the presence of these Witnesses (one of whom may be the Notary):

Sign: Mary Elizabeth McCullar

Printed Name

Sign: Application of the survivies of the surv

Recorded in Public Records 02/02/2010 at 04:43 PM OR Book 6556 Page 882, Instrument #2010007066, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$175.00

This document p return to):	repared by (and after recording		)	)	)
Name:	David McCullar		)	)	Ś
Firm/Company:	David McCullar	ń	)	)	
Address: Address 2:	4014 Azure Way	ĺ			
City, State, Zip:	Pensacola, FL 32507	)			
Phone:	(850) 492-7615	•			
		)			
			)	)	)
		)	J	l	1
			Ab	Above This Line F	Above This Line Reserved For (

Property Appraiser Parcel Identification Number =

## QUITCLAIM DEED (Individual to Husband and Wife)

Witnesseth, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantees the following lands and property, together with all improvements located thereon, lying in the County of Escambia, State of Florida, to-wit:

Lot 27, Block D, Landfall, a subdivision of a portion of Section 18, 19 and 24 Township 3 South, Range 31 West, Escambia County, Florida, according to a plat recorded in Plat Book 14, at Page 12 of the public records of said county.

Parcel Number: 243S31-1100-027-004

Prior instrument reference: Book 14, Page 12, Document No. 243S31-1100-027-004, of the Recorder of Escambia County, Florida.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

## 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: 9-5-2017 TAX ACCOUNT NO.: 10-2228-375 CERTIFICATE NO.: 2015-6249 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 Homestead for \_\_\_\_\_ tax year. Susette Watt, Trustee of the David C. McCullar Watt Trust dated 9-11-2000 4014 Azure Way 7406 Alban Station Court ST A-112 Pensacola, FL 32507 Springfield, VA 22150 Property address: 4016 Azure Way Landfall HOA 5615 Bauer Rd. Pensacola, FL 32507 Pensacola, FL 32507 Certified and delivered to Escambia County Tax Collector,

this 8th day of June \_\_\_\_\_, 2017 -

SOUTHERN GUARANTY TITLE COMPANY

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.: 13678 June 8, 2017

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

- 1. That certain mortgage executed by Mary Elizabeth McCullar in favor of The Watt Trust dated 09/11/2000, Susette Watt, Trustee dated 07/29/2004 and recorded 10/15/2004 in Official Records Book 5508, page 1169 of the public records of Escambia County, Florida, in the original amount of \$59,000.00.
- 2. Subject to interest of Landfall Homeowners Association.
- 3. Taxes for the year 2014-2016. The assessed value is \$55,000.00. Tax ID 10-2228-375.

#### 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.: 13678 June 8, 2017

Lot 27, Block D, Landfall, as per plat thereof, recorded in Plat Book 14, Page 12, 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.: 13678 June 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 06-07-1997, through 06-07-2017, and said search reveals the following:

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

David C. McCullar

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:

June 8, 2017

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 September 5, 2017, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 06249**, 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:

LT 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR 6556 P 882

**SECTION 24, TOWNSHIP 3 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 102228375 (17-411)

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

#### **DAVID C MCCULLAR**

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 September, which is the 5th day of September 2017.

Dated this 20th day of July 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:**

**DAVID C MCCULLAR** 4014 AZURE WAY PENSACOLA, FL 32507

7

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emil

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**Post Property:** 

**4016 AZURE WAY 32507** 

COMPTAGE ASSESSMENT OF THE PARTY OF THE PART

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

#### **CERTIFICATE # 06249 of 2015**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 20, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

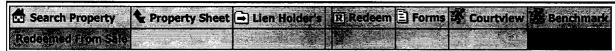
DAVID C MCCULLAR	SUSETTE WATT TRUSTEE OF THE WATT TRUST DATED 9-11-2000
4014 AZURE WAY	7406 ALBAN STATION COURT ST A-112
PENSACOLA, FL 32507	SPRINGFIELD VA 22150

LANDFALL HOA 5615 BAUER RD PENSACOLA FL 32507

WITNESS my official seal this 20th day of July 2017.

COMP ROLL

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA





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

Tax Deed - Redemption Calculator
Account: 102228375 Certificate Number: 006249 of 2015

Redemption Yes >	Application Date 04/24/2017	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/05/2017	Redemption Date 08/04/2017
Months	5	4
Tax Collector	\$3,378.58	\$3,378.58
Tax Collector Interest	\$253.39	\$202.71
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,638.22	\$3,587.54
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$33.75	\$27.00
Total Clerk	\$483.75	\$477.00
Postage	\$15.78	\$15.78
Researcher Copies	\$6.00	\$6.00
Total Redemption Amount	\$4,143.75	\$4,086.32
	Repayment Overpayment Refund Amount	\$57.43 + 40.00 (\$99.43
	1	1,0,00

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 # 2015 TD 006249 Redeemed Date 08/04/2017

Name DAVID C MCCULLAR 4014 AZURE WAY PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$3,638.22
Postage = TD2	\$15.78
ResearcherCopies = TD6	\$6.00

#### • For Office Use Only

Date         Docket         Desc         Amount Owed         Amount Due         Payee Na	ame
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#### FINANCIAESUMMARY

No Information Available - See Dockets

#### **PAM CHILDERS**

CLERK OF THE CIRCUIT COURT ARCHIVES AND RECORDS CHILDSUPPORT CIRCUIT CIVIL CIRCUIT CRIMINAL COUNTY CIVIL COUNTY CRIMINAL DOMESTIC RELATIONS FAMILY LAW JURY ASSEMBLY JUVENILE MENTAL HEALTH MIS **OPERATIONAL SERVICES PROBATE** TRAFFIC



## COUNTY OF ESCAMBIA OFFICE OF THE CLERK OF THE CIRCUIT COURT

BRANCH OFFICES
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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: 102228375 Certificate Number: 006249 of 2015

Payor: DAVID C MCCULLAR 4014 AZURE WAY PENSACOLA, FL 32507 Date 08/04/2017

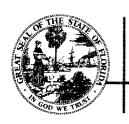
Clerk's Check #	186009709	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$3,638.22
CONTINUE OF THE CONTINUE OF TH		Postage	\$15.78
		Researcher Copies	\$6.00
		Total Received	\$4,143.75

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 10, 2017

DIH TAX PARTNERS LLC 2912 PARK ARBOR COURT FORT WORTH TX 76116

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
2015 TD 006249	\$450.00	\$27.00	\$477.00

**TOTAL \$477.00** 

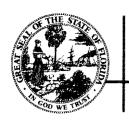
Very truly yours,

PAM CHILDERS

By:

Clerk of Circuit Court

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 •

August 10, 2017

DAVID C MCCULLAR 4014 AZURE WAY PENSACOLA FL 32507

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** 

2015 TD 006249

\$97.43

**TOTAL \$97.43** 

Very truly yours,

PAM CHILDERS

Clerk of Circuit Cour

By: Emily How

Tax Deed Division

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 September 5, 2017, 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 DIH TAX PARTNERS LLC holder of Tax C	ertificat	e No. 0624	<b>49</b> ,
issued the 1st day of June, A.D., 2015 has filed same in my office and has made applic			
be issued thereon. Said certificate embraces the following described property in the	County	of Escamb	ia,
State of Florida, to wit:			or pro-

State of Florida, to wit.		IJ
LT 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR 6556 P 882	E	្រា
SECTION 24, TOWNSHIP 3 S, RANGE 31 W	) <u>)</u>	Ĭ
TAX ACCOUNT NUMBER 102228375 (17-411)	U —	n
The assessment of the said property under the said certificate issued was in the name of	: #2	المعينة

#### **DAVID C MCCULLAR**

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 September, which is the 5th day of September 2017.

Dated this 20th day of July 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.

**Post Property:** 

**4016 AZURE WAY 32507** 



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

## ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

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### NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 17-010318

**Document Number: ECSO17CIV036997NON** 

Court: TAX DEED

Case Number: CERT NO 06249 2015

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

County: ESCAMBIA

Plaintiff:

RE: DAVID C MCCULLAR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/20/2017 at 1:45 PM and served same at 10:37 AM on 7/28/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF ESÇÂMBIA COUNTY, FLORIDA

By:

E. HARRIS, CPS

Service Fee Receipt No: \$40.00 BILL

Printed By: DLRUPERT

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 September 5, 2017, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 06249**, 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 Escandia, State of Florida, to wit:

LT 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR 6556 P 882

**SECTION 24, TOWNSHIP 3 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 102228375 (17-411)

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

#### DAVID C MCCULLAR

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 September, which is the 5th day of September 2017.

Dated this 20th day of July 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:**

**DAVID C MCCULLAR** 4014 AZURE WAY PENSACOLA, FL 32507

COMPT A COUNTY PURE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

#### **ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA**

17-411 Rodoemed

NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO17CIV037004NON** 

Agency Number: 17-010370

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 06249 2015

Attorney/Agent: **PAM CHILDERS CLERK OF COURT** TAX DEED

Plaintiff:

RE: DAVID C MCCULLAR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/20/2017 at 1:47 PM and served same on DAVID C MCCULLAR , at 10:39 AM on 7/28/2017 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:

Service Fe Receipt No:

\$40.00 **BILL** 

Pam Childers

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221 Palafox Place, Suite 110 Official Records

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Clerk of the Circuit Court & Comptroller Pensacola, FL 32502

LEICING RECORDS

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(1) (2) SUSETTE WATT TRUSTEE OF THE WATT TRUST DATED 9-11-2000

100 mm 10

[17-411]

SENDER AS ADDRESSED FORMARD RETURN TO DELIVERABLE UNABLE TO 50 7406 ALBAN STATION COURT ST A-112 SPRINGFIELD VA 22150

SESTEXANTESS

32582583335 \*2887-97557-28-45 findhippinghip 

NEOPOST

07/20/2017 \$005.269

FIRST-CLASS MAN

041M11272965 ZIP 32502

#### DAVID C MCCULLAR [17-411] 4014 AZURE WAY PENSACOLA, FL 32507

9171 9690 0935 0129 1061 47

SUSETTE WATT TRUSTEE OF THE
WATT TRUST DATED 9-11-2000
[17-411]
7406 ALBAN STATION COURT ST A-112
SPRINGFIELD VA 22150

9171 9690 0935 0129 1061 30

LANDFALL HOA [17-411] 5615 BAUER RD PENSACOLA FL 32507

9171 9690 0935 0129 1061 23



(Warrington) Pensacola, Escambia County, Florida

#### STATE OF FLORIDA

**County of Escambia** 

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of SALE

O9-05-2017 - TAX CERTIFICATE # 06249

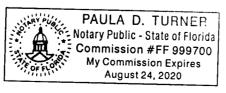
in the CIRCUIT Court was published in said newspaper in the issues of AUGUST 3, 10, 17 & 24, 2017

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

**PUBLISHER** 

Sworn to and subscribed before me this 24TH day of AUGUST A.D., 2017

PAULA D. TURNER NOTARY PUBLIC



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DIH TAX PARTNERS LLC holder of Tax Certificate No. 06249, 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:

LT 27 BLK D LANDFALL PB 14 P 12 OR 5508 P 1164 OR 6556 P 882 SECTION 24, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102228375 (17-411)

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

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 September, which is the 5th day of September 2017.

Dated this 20th day of July 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
(SEAL)
By: Emily Hogg
Deputy Clerk

08W-4W-08-03-10-17-24-2017



(Warrington) Pensacola, Escambia County, Florida

#### STATE OF FLORIDA

**County of Escambia** 

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper (Warrington) in published Pensacola Escambia County, Florida; that the attached copy of advertisement. being a NOTICE in the matter of 09-05-2017 - TAX CERTIFICATE # 06929 **CIRCUIT** in the Court

was published in said newspaper in the issues of

AUGUST 3, 10, 17 & 24, 2017

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

**PUBLISHER** 

Sworn to and subscribed before me this 24TH day of A

AUGUST

**A.D.**, 2017

PAULA D. TURNER
NOTARY PUBLIC

PAULA D. TURNER
Notary Public - State of Florida
Commission #FF 999700
My Commission Expires
August 24, 2020

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DIH TAX PARTNERS LLC holder of Tax Certificate No. 06929, 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:

LT 25 OR 894 P 856 LESS R/W FOR STATE RD NO S/297 SATSUMA HEIGHTS PLAT DB 102 P 208 LESS OR 6029 P 1331 EVANS SECTION 1, TOWN-SHIP 4 1, RANGE N3 W

TAX ACCOUNT NUMBER 110147000 (17-412)

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

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 September, which is the 5th day of September 2017.

Dated this 20th day of July 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
(SEAL)
By: Emily Hogg
Deputy Clerk

0aw-4w-08-03-10-17-24-2017