

03-2425-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800291

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

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
03-2425-000	2016/1367	06-01-2016	W 144 64/100 FT OF S 165 FT OF LT 73 1ST ADDN OAKH URST PB 3 P 5 OR 4154 P 1159 OR 4186 P 675

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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

04-27-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)

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[Account](#)
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General Information

Reference: 311S301000001073
Account: 032425000
Owners: VARVOURIS TINA MARIE
Mail: 1754 FAIRCHILD DR
PENSACOLA, FL 32504
Situs: 1754 FAIRCHILD DR 32504
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): HOLM/WORKMAN/WASHINGTON
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	\$15,675	\$37,473	\$53,148	\$48,931
2016	\$15,675	\$36,300	\$51,975	\$47,925
2015	\$15,675	\$36,018	\$51,693	\$47,592

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[➤ File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/1997	4186	675	\$100	QC	View Instr
07/1997	4154	1159	\$100	WD	View Instr
01/1970	507	797	\$100	WD	View Instr
01/1970	501	558	\$7,200	WD	View Instr

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

2017 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

W 144 64/100 FT OF S 165 FT OF LT 73 1ST ADDN
OAKHURST PB 3 P 5 OR 4154 P 1159 OR 4186 P 675

Extra Features

PATIO
UTILITY BLDG

Parcel Information

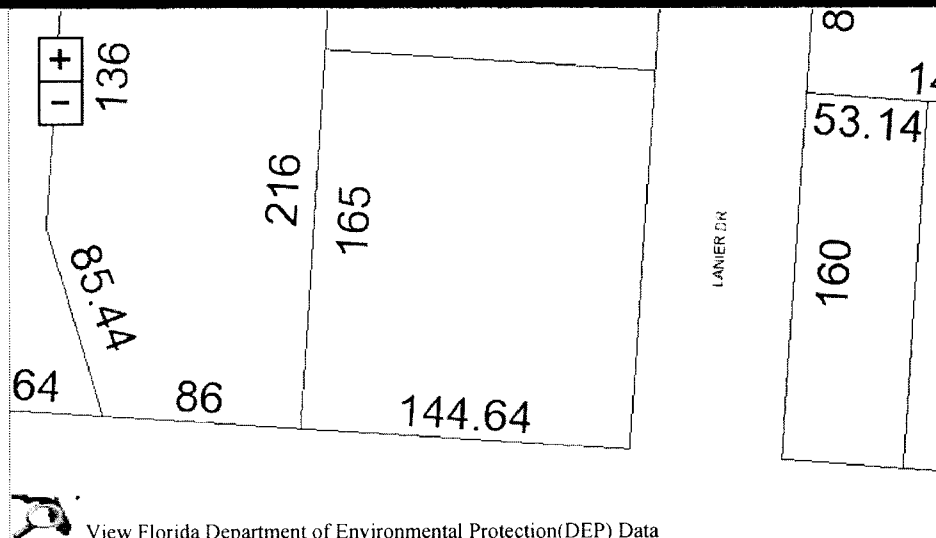
[Launch Interactive Map](#)

Section Map Id:
31-1S-30-1

Approx. Acreage:
0.5500

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)



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


Buildings

Address: 1754 FAIRCHILD DR, Year Built: 1954, Effective Year: 1954

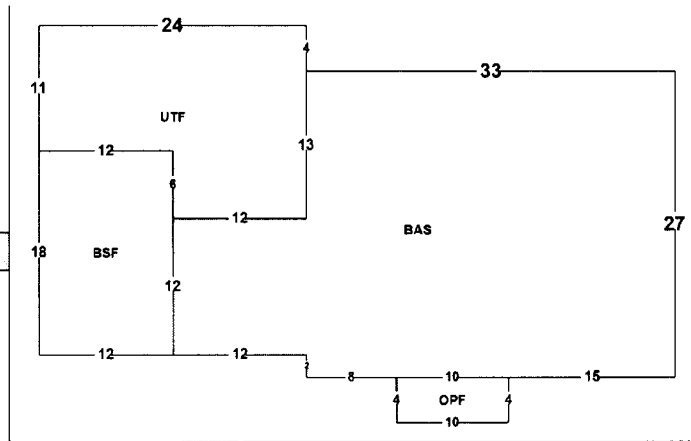
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

 Areas - 1627 Total SF

BASE AREA - 1035
BASE SEMI FIN - 216
OPEN PORCH FIN - 40
UTILITY FIN - 336



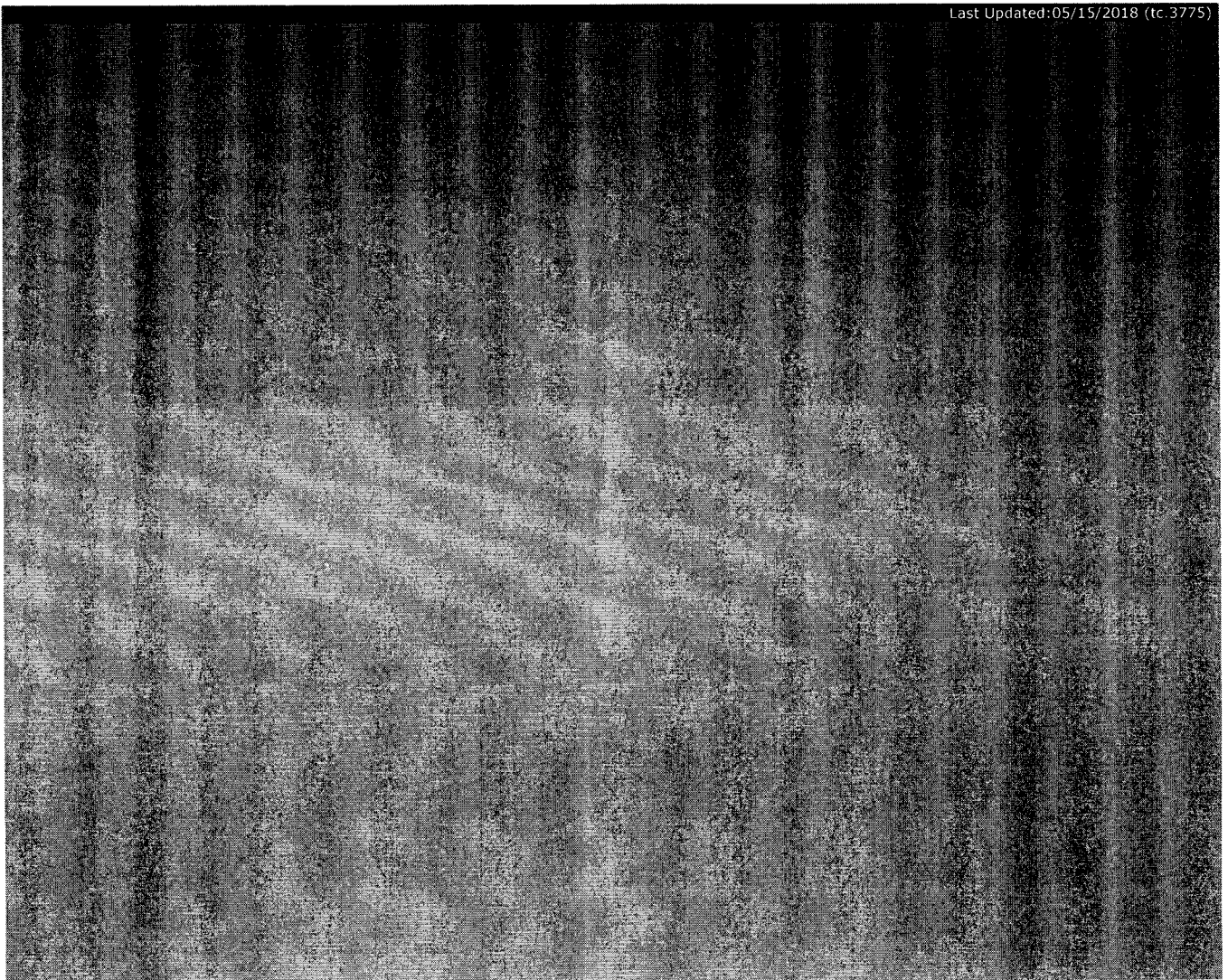
Images



7/9/02

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: 05/15/2018 (tc. 3775)



☐ 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: 032425000 Certificate Number: 001367 of 2016

Redemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Date	<input type="text" value="04/27/2018"/>	Interest Rate	<input type="text" value="18%"/>
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
Auction Date	<input type="text" value="11/05/2018"/>	Redemption Date	<input type="text" value="07/26/2018"/>		
Months	<input type="text" value="7"/>		<input type="text" value="3"/>		
Tax Collector	<input type="text" value="\$1,951.24"/>		<input type="text" value="\$1,951.24"/>		
Tax Collector Interest	<input type="text" value="\$204.88"/>		<input type="text" value="\$87.81"/>		
Tax Collector Fee	<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>		
Total Tax Collector	<input type="text" value="\$2,162.37"/>		<input type="text" value="\$2,045.30"/>	T.C.	
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	<input type="text" value="\$47.25"/>		<input type="text" value="\$20.25"/>		
Total Clerk	<input type="text" value="\$497.25"/>		<input type="text" value="\$470.25"/>	C.H.	
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	<input type="text" value="\$2,759.62"/>		<input type="text" value="\$2,515.55"/>		
Repayment Overpayment Refund Amount			<input type="text" value="\$244.07"/>		

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 # 2016 TD 001367

Redeemed Date 07/26/2018

Name TINA MARIE VARVOURIS 1754 FAIRCHILD DR PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$2,162.37
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

File#: 18-506

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
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 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: 032425000 Certificate Number: 001367 of 2016**

**Payor: TINA MARIE VARVOURIS 1754 FAIRCHILD DR PENSACOLA, FL 32504 Date
 07/26/2018**

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total	\$497.25
Tax Collector's Total	\$2,162.37
Postage	\$60.00
Researcher Copies	\$0.00
Total Received	<u>\$2,719.62</u>
	\$ 2195.55

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Whitney Coppage
 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 2, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

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
2016 TD 001367	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

RECORDATION REQUESTED BY:

HANCOCK BANK
COMMERCIAL PENSACOLA
4890 N. 12TH AVENUE
PENSACOLA, FL 32504

WHEN RECORDED MAIL TO:

HANCOCK BANK
(800) 522-8542
P. O. BOX 4020
GULFPORT, MS 39560

SEND TAX NOTICES TO:

HANCOCK BANK
LENDING SERVICES
P.O. BOX 4020
GULFPORT, MS 39502

This Mortgage prepared by:

Name: Jessica Jerome, Documentation Analyst
Company: HANCOCK BANK
Address: P O Box 4020, Gulfport, MS 39502

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$9,019.21, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

MORTGAGE


MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$50,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated March 10, 2011, is made and executed between Tina Marie Varvouris, whose address is 913 Gulf Breeze Parkway Suite 20, Gulf Breeze, FL 32561 (referred to below as "Grantor") and HANCOCK BANK, whose address is 4890 N. 12TH AVENUE, PENSACOLA, FL 32504 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Escambia County, State of Florida:

See Exhibit "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 1754 Fairchild St, Pensacola, FL 32504.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of either Grantor or Borrower to Lender, or any one or more of them, as well as all claims by Lender against Borrower and Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Borrower or Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable. If the Lender is required to give notice of the right to cancel under Truth in Lending in connection with any additional loans, extensions of credit and other liabilities or obligations of Grantor to Lender, then this Mortgage shall not secure additional loans or obligations unless and until such notice is given.
(Initial Here )

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

FUTURE ADVANCES. In addition to the Note, this Mortgage secures all future advances made by Lender to Borrower or Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Borrower or Grantor within twenty (20) years of the date of this Mortgage, together with all interest thereon.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$25,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that: (a) this Mortgage is executed at Borrower's request and not at the request of Lender; (b) Grantor has the full power, right, and authority to enter into this Mortgage and to hypothecate the Property; (c) the provisions of this Mortgage do not conflict with, or result in a default under any agreement or other instrument binding upon Grantor and do not result in a violation of any law, regulation, court decree or order applicable to Grantor; (d) Grantor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Grantor about Borrower (including without limitation the creditworthiness of Borrower).

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Borrower and Grantor shall pay to Lender all indebtedness secured by this Mortgage as it becomes due, and Borrower and Grantor shall strictly perform all Borrower's and Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Borrower and Grantor agree that Borrower's and Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until Grantor's interest in any or all of the Property is foreclosed, Grantor may (1) remain in possession and

C12811
DOCS 2000.70
REC 6.00

QUIT CLAIM DEED

OR BK 4186 PG0675
Escambia County, Florida
INSTRUMENT 97-429060

STATE OF FLORIDA

COUNTY OF ESCAMBIA

DEED DOC STAMPS PD @ ESC CO \$ 0.70
10/29/97 ERNIE LEE MAGAHA, CLERK
By: *[Signature]*

KNOW ALL MEN BY THESE PRESENTS, That

STAVROS N. VARVOURIS AND TINA MARIE VARVOURIS, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt whereof is hereby acknowledged, do remise, release, convey and quit claim unto

TINA MARIE VARVOURIS, A MARRIED WOMAN

heirs, executors, administrators and assigns, forever, the following described property, situated in the County of ESCAMBIA, State of FLORIDA, to wit:

THE WEST 144.64 FEET OF THE SOUTH 165 FEET OF LOT 73, FIRST ADDITION TO OAKHURST, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWN SHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 5 OF THE PUBLIC RECORDS OF SAID COUNTY.

RCD Oct 29, 1997 10:07 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-429060

INSTRUMENT PREPARED BY:
MARY J. MAY, PRESIDENT
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this
24th day of OCTOBER, 19 97.

Signed, sealed and delivered
in presence of:

[Signature]
DENNIS O. PRINCE

[Signature]
Frank W. Sadro

STATE OF FLORIDA

COUNTY OF ESCAMBIA

[Signature]

STAVROS N. VARVOURIS

[Signature]

TINA MARIE VARVOURIS

The foregoing instrument was acknowledged before me this 24th day of OCTOBER, 19 97, by STAVROS N. VARVOURIS AND TINA MARIE VARVOURIS, HUSBAND AND WIFE

personally known to me or who produced FL Driver License as identification and did not take an oath.



[Signature]
Notary Public

Commission Number: _____
My Commission expires: _____

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-5-2018

TAX ACCOUNT NO.: 03-2425-000

CERTIFICATE NO.: 2016-1367

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 2017 tax year.

Tina Marie Varvouris
1754 Fairchild Dr.
Pensacola, FL 32504

Hancock Bank
P.O. Box 4020
Gulfport, MS 39502

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 2018.

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14532

August 6, 2018

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

1. That certain mortgage executed by Tina Marie Varvouris in favor of Hancock Bank dated 03/10/2011 and recorded 03/29/2011 in Official Records Book 6703, page 1342 of the public records of Escambia County, Florida, in the original amount of \$25,000.00.
2. All Taxes Paid. The assessed value is \$53,148.00. Tax ID 03-2425-000.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14532

August 6, 2018

The West 144.64 feet of the South 165 feet of Lot 73, First Addition to Oakhurst, as per plat thereof, recorded in Plat Book 3, Page 5, 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

18506

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14532

August 6, 2018

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 08-06-1998, through 08-06-2018, and said search reveals the following:

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

Tina Marie Varvouris

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

August 6, 2018