

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800107

Date of Tax Deed Application
Apr 25, 2018

This is to certify that **MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC**, holder of **Tax Sale Certificate Number 2016 / 1370**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-2480-000**

Cert Holder:
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC
PO BOX 54900
NEW ORLEANS, LA 70154

Property Owner:
BENNETT RANDY L
BENNETT RUSSELL W
11480 CLEAR CREED DR
PENSACOLA, FL 32514
LT 109 1ST ADDN OAKHURST PB 3 P 5 OR 7193 P 403

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
2016/1370	03-2480-000	06/01/2016	1,668.60	83.43	1,752.03
2017/1351	03-2480-000	06/01/2017	1,677.57	83.88	1,761.45

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

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

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

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	3,513.48
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,513.88
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)	5,402.36

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, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	12.50
19. Total Amount to Redeem	

Done this the 26th day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 6, 2018

By

Jennifer N. Cassidy

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

03-2480-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800107

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC
PO BOX 54900
NEW ORLEANS, LA 70154,

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
03-2480-000	2016/1370	06-01-2016	LT 109 1ST ADDN OAKHURST PB 3 P 5 OR 7193 P 403

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
MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II,
LLC
PO BOX 54900
NEW ORLEANS, LA 70154

04-25-2018
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

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

[Back](#)

← Navigate Mode Account Reference →

Printer Friendly Version

General Information	
Reference:	311S30100000109
Account:	032480000
Owners:	BENNETT RANDY L BENNETT RUSSELL W
Mail:	11480 CLEAR CREED DR PENSACOLA, FL 32514
Situs:	1555 FAIRCHILD ST 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	\$65,921	\$27,921	\$93,842	\$93,842
2016	\$65,921	\$28,514	\$94,435	\$94,435
2015	\$65,921	\$28,461	\$94,382	\$94,382
Disclaimer				
Amendment 1/Portability Calculations				
> File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/27/2014	7193	403	\$40,000	WD	View Instr
03/26/2014	7151	257	\$5,600	CT	View Instr
03/24/2014	7153	203	\$100	CJ	View Instr
03/14/2014	7145	1591	\$100	CJ	View Instr
05/15/2013	7016	720	\$100	OT	View Instr
08/27/2010	6637	1930	\$100	QC	View Instr
02/1996	3926	186	\$30,000	WD	View Instr
03/1981	1523	355	\$100	WD	View Instr
01/1971	554	343	\$3,500	WD	View Instr
01/1971	554	342	\$3,500	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
LT 109 1ST ADDN OAKHURST PB 3 P 5 OR 7193 P 403
Extra Features
None

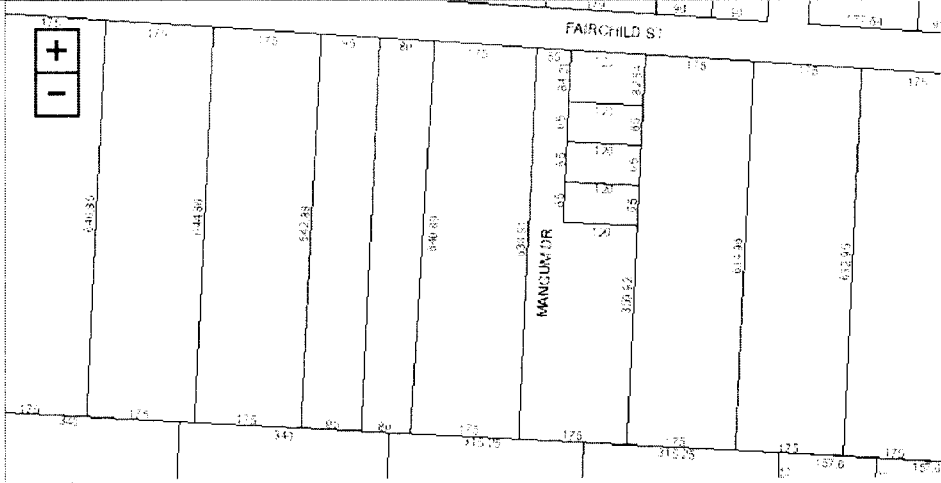
Parcel Information [Launch Interactive Map](#)

Section Map Id:
[31-1S-30-1](#)

Approx. Acreage:
2.5700

Zoned:
HDR

Evacuation & Flood Information
[Open Report](#)



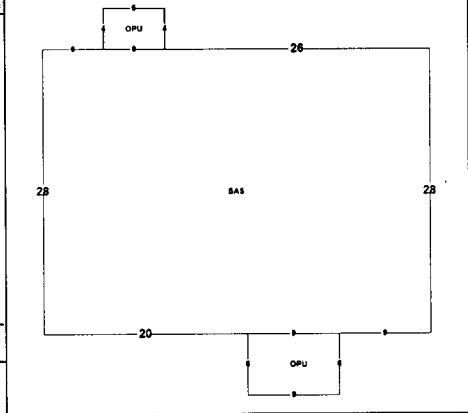
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 1555 FAIRCHILD ST, Year Built: 1964, Effective Year: 1964

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-ENAMEL METAL
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1142 Total SF

BASE AREA - 1064

OPEN PORCH UNF - 78

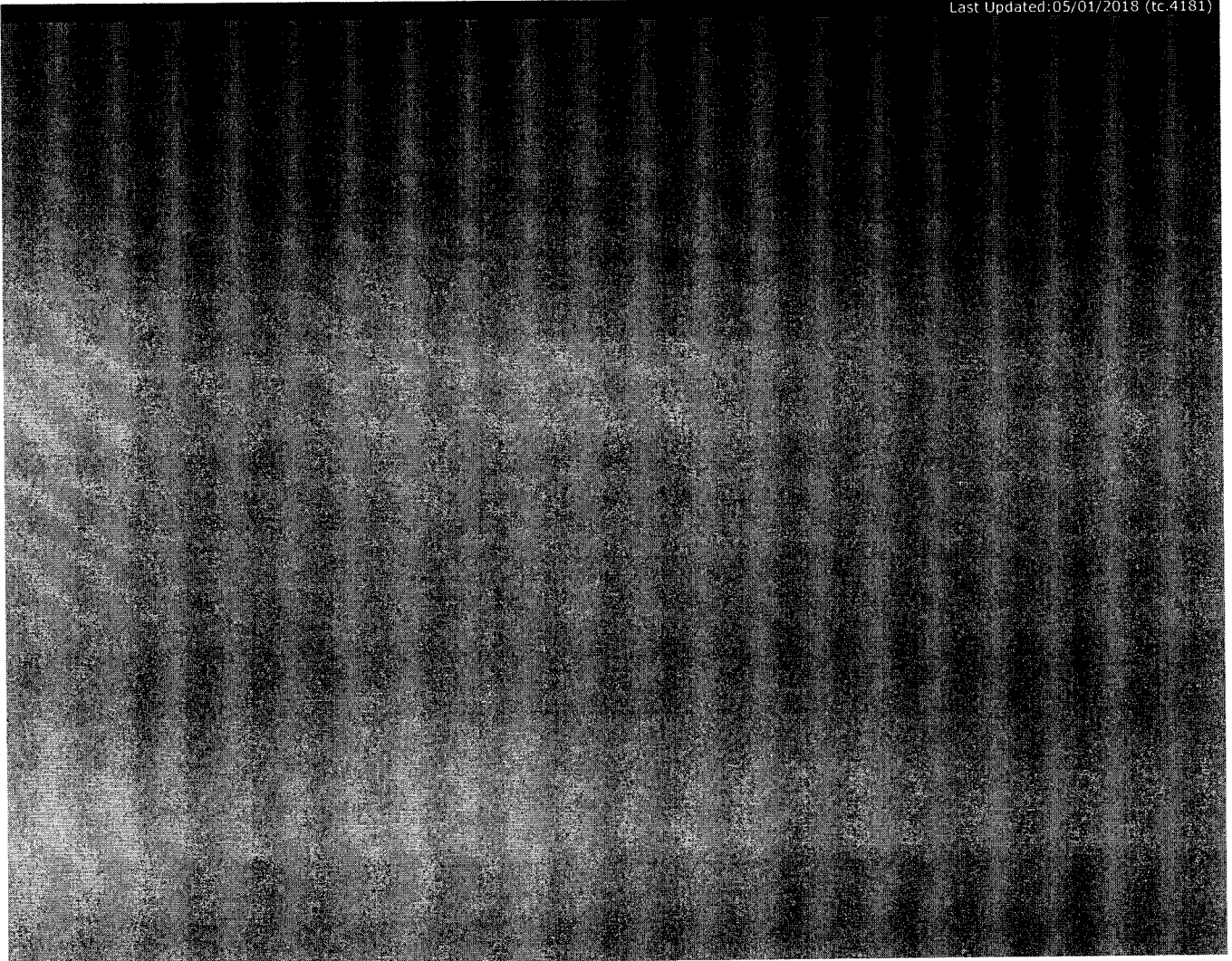
Images



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: 05/01/2018 (tc.4181)



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



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

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 03248000 Certificate Number: 001370 of 2016**

**Payor: RANDY L BENNETT 11480 CLEAR CREED DR PENSACOLA, FL 32514 Date
 05/15/2018**

Clerk's Check #	1001021609	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$5,739.00
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$6,316.00

\$5632.65

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: _____
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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 # 2016 TD 001370

Redeemed Date 05/15/2018

Name RANDY L BENNETT 11480 CLEAR CREED DR PENSACOLA, FL 32514

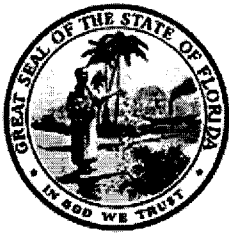
Clerk's Total = TAXDEED	\$477.00	
Due Tax Collector = TAXDEED	\$5,739.00	5632.65
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 032480000 Certificate Number: 001370 of 2016

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/06/2018"/>	Redemption Date <input type="text" value="05/11/2018"/>
Months	4	1
Tax Collector	<input type="text" value="\$5,402.36"/>	<input type="text" value="\$5,402.36"/>
Tax Collector Interest	\$324.14	\$81.04
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$5,739.00	<input type="text" value="\$5,495.90"/> 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	\$27.00	\$6.75
Total Clerk	\$477.00	<input type="text" value="\$456.75"/> CL
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	\$6,316.00	\$5,952.65
	Repayment Overpayment Refund Amount	\$363.35

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

May 30, 2018

MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II LLC
PO BOX 54900
NEW ORLEANS LA 70154

Dear Certificate Holder:


The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 000588	\$450.00	\$6.75	\$456.75
2016 TD 007149	\$450.00	\$6.75	\$456.75
2016 TD 001370	\$450.00	\$6.75	\$456.75
2016 TD 004007	\$450.00	\$6.75	\$456.75
2016 TD 000021	\$450.00	\$6.75	\$456.75
2016 TD 003940	\$450.00	\$6.75	\$456.75
2016 TD 006005	\$450.00	\$6.75	\$456.75

TOTAL \$3,197.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-269

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14267

May 4, 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 04-30-1998, through 04-30-2018, and said search reveals the following:

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

Randy L. Bennet and Russell W. Bennett

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: 

May 4, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14267

May 4, 2018

Lot 109, First Addition to Oakhurst, as per plat thereof, recorded in Plat Book 3, Page 5, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14267

May 4, 2018

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

1. Taxes for the year 2015-2017 delinquent. The assessed value is \$93,842.00. Tax ID 03-2480-000.

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.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-6-2018

TAX ACCOUNT NO.: 03-2480-000

CERTIFICATE NO.: 2016-1370

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

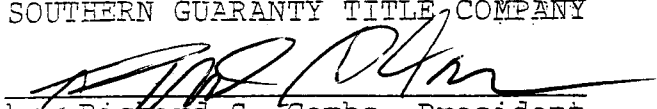
 X Homestead for tax year.

Randy L. Bennett
Russell W. Bennett
11480 Clear Creek Dr.
Pensacola, FL 32514

Unknown Tenants
1555 Fairchild St.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 4th day of May, 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.

Surety Land Title
398 West Nine Mile Road
Pensacola, FL 32534

Prepared by and Return to:
Colleen E. Lehmann
New House Title, L.L.C.
4919 Memorial Highway, Suite 200
Tampa, Florida 33634

File Number: R14043445
14026065

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 21st day of June, 2014, between Federal National Mortgage Association a/k/a Fannie Mae whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and Randy L. Bennett, a single person, and Russell W. Bennett, a married person, as tenants in common with rights of survivorship, whose post office address is 11480 Clear Creed Drive, Pensacola, FL 32514, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

LOT 109, FIRST ADDITION TO OAKHURST, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3, AT PAGE 5, OF ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: 311S301000000109

Grantee herein shall be prohibited from conveying captioned property to a bonafide purchaser for value for a sales price of greater than \$48,000.00, for a period of 3 month(s) from the date of the recording of this Deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$48,000.00 for a period of 3 month(s) from the date of the recording of this Deed. These restrictions shall run with the land and are not personal to Grantee.

This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage or Deed of Trust.

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida on December 6th, 2013, in Official Records Book 22297, Page 552-553, of the Public Records of Hillsborough County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Lora Johnson

Federal National Mortgage Association a/k/a
Fannie Mae
By Ronald R. Wolfe & Associates, P.L.
as attorney in fact

[Signature]
Witness Name: Brittany Cowart

[Signature]
By: Melissa J. Nunley
Its authorized signor

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 27th day of June, 2014, by Melissa J. Nunley, as Power of Attorney for Ronald R. Wolfe & Associates, P.L., as authorized signor for Federal National Mortgage Association, A/K/A Fannie Mae who (X) is/are personally known to me or () has/have produced as identification.

(SEAL)



[Signature]
Notary Public
Printed Name: Lora Johnson
My Commission Expires: _____

Ronald R. Wolfe & Associates, P.L.

Corporate Resolution

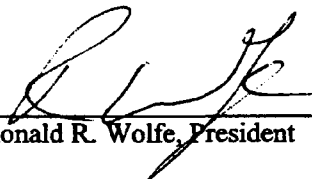
It is hereby resolved this 12th day of December, 2013 that the following individuals are authorized to sign as Attorney-in-Fact for Federal National Mortgage Association A/K/A Fannie Mae under the Limited Power of Attorney recorded on December 6, 2013 in Official Records Book 22297, Pages 552-553, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES
JUDY KANE
CHRISTIE ROONEY
MELISSA J. NUNLEY
BETTY L. GUEST
COLLEEN E. LEHMANN

REBECCA M. DALY
ANDREA SOMERS
JULIE S. LAVIN
TINA WORKMAN
JONATHAN W. MESKER
STEPHANIE GROSSO

It is further resolved that any signatories in the past that my have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 12th DAY OF DECEMBER, 2013.



Ronald R. Wolfe, President

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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. 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 Ordinance 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 a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: Fairchild Street

Legal Address of Property: 1555 Fairchild St., Pensacola, FL 32504

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

This form completed by: Joanne Gunn
Surety Land Title of Florida, LLC
358 W. Nine Mile Rd. Ste. D
Pensacola, FL 32534


AS TO SELLER (S):

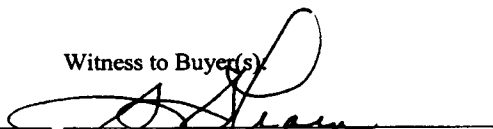
Witness to Seller(s):


Federal National Mortgage Association


AS TO BUYER (S):

Witness to Buyer(s):


Randy L. Bennett


SS HARN


Russell W. Bennett


JCC McGinn

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