

**Tax Collector's Certification**

**Tax Deed Application Number**  
1800119

**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 / 2157**, 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: **05-1639-000**

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

**Property Owner:**  
**ARCHIE ERMA LEE &**  
**COOK LYNDIA G**  
**300 ARIOLA AVE**  
**PENSACOLA, FL 32503**  
**LT 20 BLK 17 GRANADA PB 2 P 50/67 OR 1183 P 331 OR 6537 P 817**

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
2016/2157	05-1639-000	06/01/2016	355.92	17.80	373.72

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
2017/2149	05-1639-000	06/01/2017	362.90	6.25	18.15	387.30

**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	761.02
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	323.90
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)	1,459.92

**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.	19254.00
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	6.25
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.

05-1639-000      2016

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800119

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
05-1639-000	2016/2157	06-01-2016	LT 20 BLK 17 GRANADA PB 2 P 50/67 OR 1183 P 331 OR 6537 P 817

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	
<b>Reference:</b>	042S307001020017
<b>Account:</b>	051639000
<b>Owners:</b>	ARCHIE ERMA LEE & COOK LYNDIA G
<b>Mail:</b>	300 ARIOLA AVE PENSACOLA, FL 32503
<b>Situs:</b>	300 ARIOLA AVE 32503
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS
<b>Schools (Elem/Int/High):</b>	OJ SEMMES/FERRY PASS/WASHINGTON
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2017	\$20,000	\$48,899	\$68,899	\$38,508
2016	\$14,250	\$47,354	\$61,604	\$37,716
2015	\$14,250	\$44,781	\$59,031	\$37,454
Disclaimer				
<a href="#">Amendment 1/Portability Calculations</a> > <a href="#">File for New Homestead Exemption Online</a>				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/28/2009	6537	817	\$35,500	QC	<a href="#">View Instr</a>
01/1978	1183	331	\$21,900	WD	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2017 Certified Roll Exemptions
HOMESTEAD EXEMPTION
Legal Description
LT 20 BLK 17 GRANADA PB 2 P 50/67 OR 1183 P 331 OR 6537 P 817
Extra Features
None

**Parcel Information**

**Section Map Id:**  
04-2S-30-1

**Approx. Acreage:**  
0.2496

**Zoned:**   
R-1AAA


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

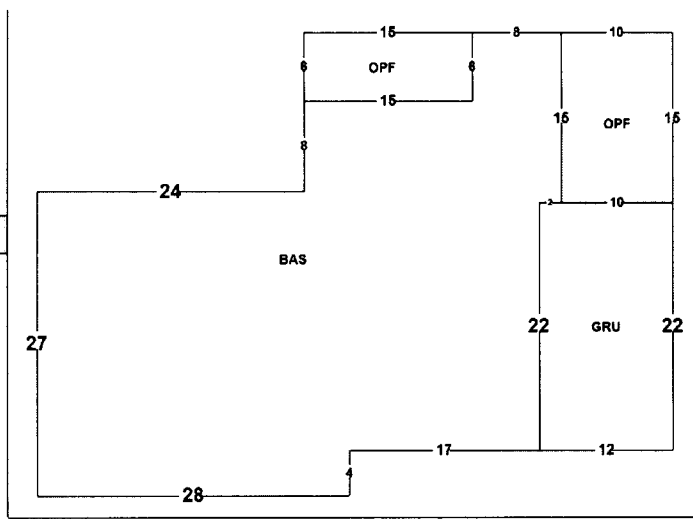
View Florida Department of Environmental Protection (DEP) Data

[Launch Interactive Map](#)

Buildings
Address: 300 ARIOLA AVE, Year Built: 1951, Effective Year: 1951
Structural Elements
DECOR/MILLWORK-AVERAGE DWELLING UNITS- EXTERIOR WALL-CONCRETE BLOCK FLOOR COVER-HARDWOOD/PARQUET FOUNDATION-SLAB ON GRADE HEAT/AIR-WALL/FLOOR FURN

**INTERIOR WALL-PLASTER DIRECT**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-MASONRY**  
*PIL/STL*

 **Areas - 1885 Total SF**  
**BASE AREA - 1381**  
**GARAGE UNFIN - 264**  
**OPEN PORCH FIN - 240**



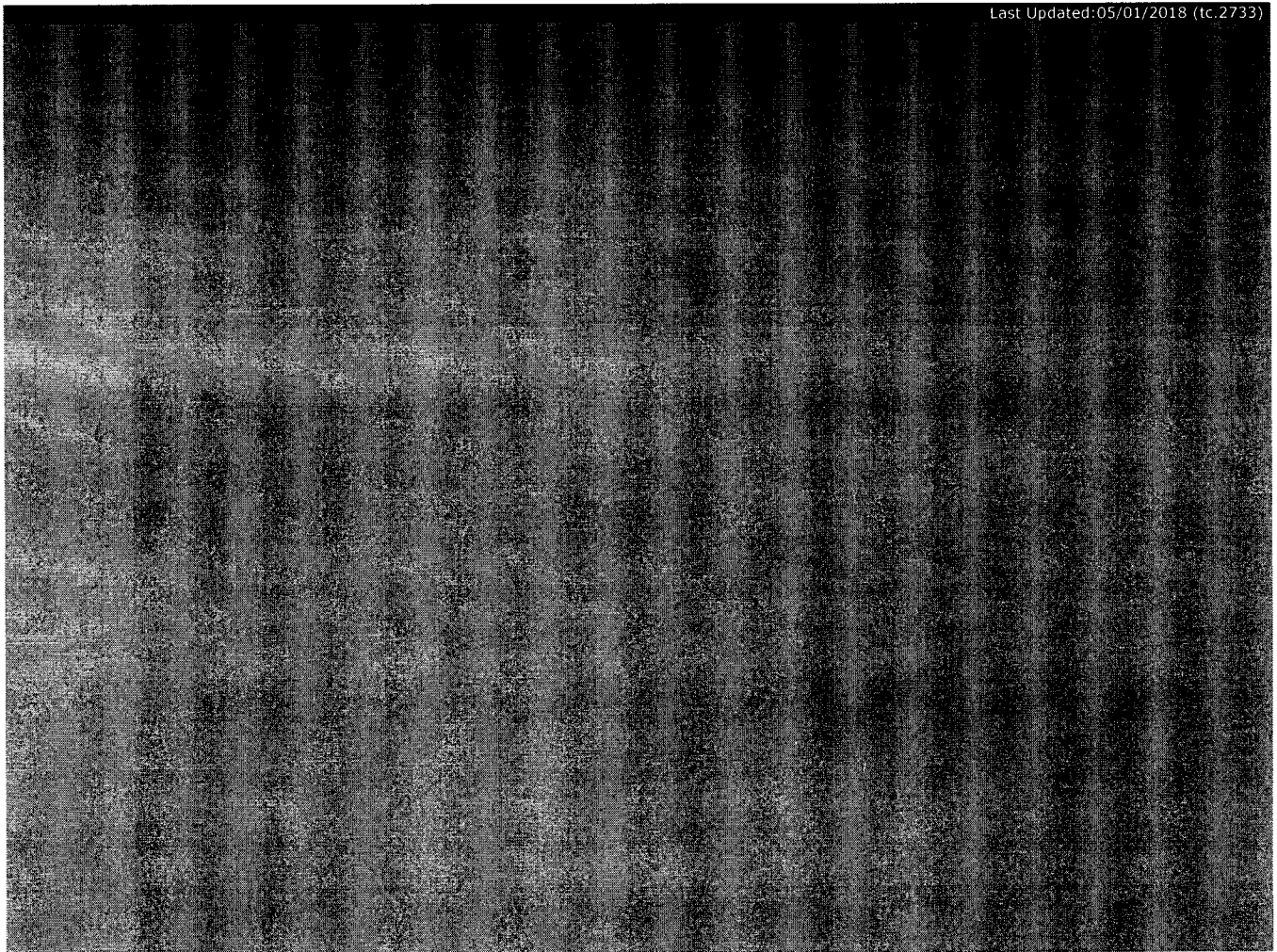
Images



11/6/17

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.2733)



**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**PROPERTY INFORMATION REPORT**

File No.: 14279

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 05-01-1998, through 05-01-2018, and said search reveals the following:

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

Erma Lee Archie and Lynda G. Cook

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.: 14279

May 4, 2018

Lot 20, Block 17, Granada subdivision, according to Plat filed in Plat Book 2 at page 50 of the public records of Escambia County, Florida.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14279

May 4, 2018

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

1. Mortgage executed by Victor and Erma Lee Archie to The Mortgage Outlet, Inc. dba The Money Outlet, dated 04/23/2004 and recorded in Official Record Book 5401 on page 1687 of the public records of Escambia County, Florida. given to secure the original principal sum of \$74,100.00. Assignment to Citifinancial Mortgage Co., Inc. in O.R. Book 5569, page 693. Corrected Mortgage in O.R. Book 5497, page 25.
2. Judgment filed by American General Financial Services of America, Inc. in O.R. Book 6668, page 1681.
3. Judgment filed by Consumer Financial Services in O.R. Book 6639, page 997.
4. Taxes for the year 2015-2017 delinquent. The assessed value is \$68,899.00. Tax ID 05-1639-000.

**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.: 05-1639-000

CERTIFICATE NO.: 2016-2157

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.

Erma Lee Archie  
Lynda G. Cook  
300 Ariola Ave.  
Pensacola, FL 32503

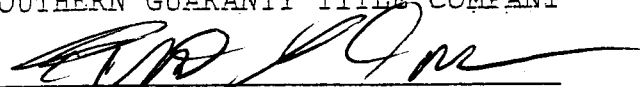
American General Financial  
Services of America, Inc.  
6425 N. Pensacola Blvd., Ste 3  
Pensacola, FL 32505

Citifinancial Mortgage Company, Inc.  
1111 Northpoint Dr., Bldg. 4, Ste 100  
Coppell, TX 75019

Consumer Financial Services  
6219 N. Palafox St., Ste G  
Pensacola, FL 32503

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.



STATE OF Florida

COUNTY Escambia

THIS QUIT CLAIM DEED, Executed the 28<sup>th</sup> day of  
July Erma Lee Archie 2009 by Erma Lee Archie, surviving  
widow of Victor Archie, first party, to Erma Lee Archie, 300 Ariola Avenue,  
Pensacola, Florida 32503, and Lynda G. Cook, 300 Ariola Avenue, Pensacola,  
Florida 32503, second party. Joint tenants with rights of survivorship.

WITNESSETH, That the first party, for and in consideration of the sum of \$10.00 in  
hand paid by the said second party, the receipt whereof is hereby acknowledged, does  
hereby remise, release, and quit claim unto the second party forever, all the right, title,  
interest, claim and demand which the said first party has in and to the following described  
lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of  
Florida, to wit:

**Lot 20, Block 17, Granada, a subdivision of a portion of Section 4, Township 2,  
South Range 30 West, Escambia County, Florida, according to plat filed in Plat  
Book 2 at Page 50 of the records of Escambia County, Florida.**

TO HAVE AND TO HOLD The same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,  
lien, equity and claim whatsoever of the said first party, either in law or equity to the only  
proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Ashley Archie  
Witness Signature

Ashley Archie  
Printed Name

Jacqueline Jones  
Witness Signature

Jacqueline Jones  
Printed Name

Erma Lee Archie  
Erma Lee Archie, GRANTOR

300 Ariola Avenue

Pensacola, Florida 32503

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I, hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Erma Lee Archie** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:)   ↓   Said person is personally known to me.        Said person provided the following type of identification: FLDL - A620 - 216 - 29 - 685 - 0.

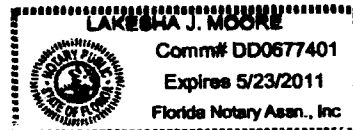
Witness my hand and official seal in the County and State last aforesaid this 28<sup>th</sup> day of July, 2009

Lakesha J. Moore  
Notary Public

Lakesha J. Moore  
Printed Name

This instrument was prepared by Erma Lee Archie  
300 Arida Ave Pensacola,  
Fl, 32503

NOTARY SEAL:



2900  
14626  
209.35 17  
Mo  
Re-Rec

Prepared BY:  
The Mortgage Outlet  
1800 Sandy Plains Pkwy. Ste; 304  
Marietta, GA 30064

OR BK 5401 PG1687  
Escambia County, Florida  
INSTRUMENT 2004-236550

MTG DOC STRIPS PD @ ESC CO \$ 259.35  
05/10/04 ERNIE LEE WARRA, CLERK

INTANGIBLE TAX PD @ ESC CO \$ 148.20  
05/10/04 ERNIE LEE WARRA, CLERK

Record & Return to:  
WILSON, HARRELL, SMITH  
& FARRINGTON, P.A.  
307 SOUTH PALAFOX STREET  
PENSACOLA, FLORIDA 32502

OR BK 5497 PG0025  
Escambia County, Florida  
INSTRUMENT 2004-286010

311-37728

[Space Above This Line for Recording Data]

**MORTGAGE**

MIN: 1001749-6395234058-3

Loan ID: ARVI01

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated April 23rd, 2004, together with all Riders to this document.
- (B) "Borrower" is Victor Archie, and Erma Lee Archie, Husband and Wife

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the Mortgage under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is The Mortgage Outlet, Inc. DBA The Money Outlet

Lender is a Corporation organized and existing under the laws of The State of Georgia. Lender's address is 1800 Sandy Plains Pky Ste.304, Marietta, GA 30066 Lender is the mortgagee under this Security Instrument.

(E) "Note" means the promissory note signed by Borrower and dated April 23rd, 2004. The Note states that Borrower owes Lender Seventy Four Thousand One Hundred and no/100 --- dollars

Dollars (U.S. \$ 74,100.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than May 1st, 2034

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

\*\* THE MORTGAGE IS BEING RE-RECORDED FOR THE CORRECTION OF THE PROPERTY ADDRESS TO READ 300 ARDOLA AVENUE, PENSACOLA, FL 32503.

FLORIDA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3010 1/01 (page 1 of 16 pages)

mortgage, grant and convey to Lender, the following described property located in the  
County of Escambia  
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE ATTACHED LEGAL DESCRIPTION

which currently has the address of <sup>300</sup>~~XXXX~~ Ariola Avenue,  
[Street]  
Pensacola, Florida 32503 ("Property Address"):  
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**BORROWER COVENANTS** that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

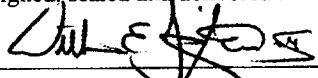
**THIS SECURITY INSTRUMENT** combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

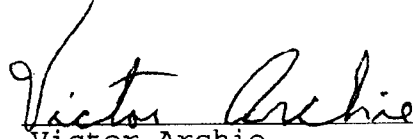
**UNIFORM COVENANTS.** Borrower and Lender covenant and agree as follows:

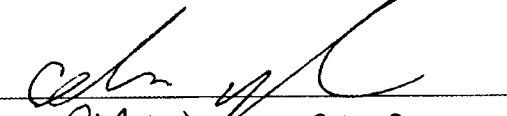
**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

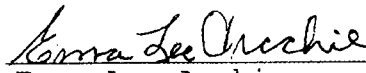
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

  
WILLIAM E. FARRINGTON, II

  
Victor Archie (Seal)  
- Borrower

  
CALVIN MOSHOSSAM

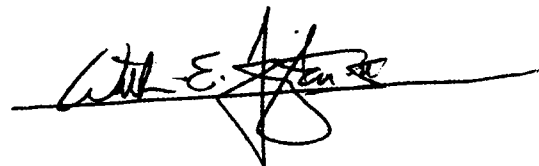
  
Erma Lee Archie (Seal)  
- Borrower

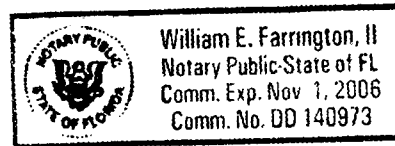
\_\_\_\_\_  
(Seal)  
- Borrower

\_\_\_\_\_  
(Seal)  
- Borrower

[Space Below This Line for Acknowledgment]

Acknowledged before me this 24th day of April by Victor Archie + Erma Lee Archie who produced DRIVERS LICENSES as identification.





OR BK 5401 P61703  
Escambia County, Florida  
INSTRUMENT 2004-236550

Lot 20, Block 17, Granada, a subdivision of a portion of Section 4, Township 2 South, Range 30 West, Escambia County, Florida, according to plat filed in Plat Book 2 at page 50 of the records of Escambia County, Florida.

RCD May 10, 2004 09:26 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-236550

OR BK 5497 P60041  
Escambia County, Florida  
INSTRUMENT 2004-286010

RCD Sep 22, 2004 04:55 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-286010

PREPARED BY & RETURN TO:

S. A. Wileman  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake, TX 76092

Assigned Code 145

**Assignment of Mortgage**

Send Any Notices To Assignee.

For Valuable Consideration, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, SOLELY AS NOMINEE FOR THE **MORTGAGE OUTLET, INC. D/B/A THE MONEY OUTLET** 64318 Miller Rd., Flint, MI 48507 (Assignor) by these presents does assign and set over, without recourse, to **CITIFINANCIAL MORTGAGE COMPANY, INC.** 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, TX 75019 (Assignee) the described mortgage, together with certain note(s) described with all interest, all liens, any rights due or to become due thereon, executed by **VICTOR ARCHIE AND ERMA LEE ARCHIE, HUSBAND AND WIFE** to THE **MORTGAGE OUTLET, INC. D/B/A THE MONEY OUTLET**. Said mortgage Dated: 4/23/2004 is recorded in the State of FL, County of Escambia on 5/10/2004, Instrument # 2004-236550 Book 5401 Page 1687 AMOUNT: \$ 74,100.00 MORTGAGE RE-RECORDED ON 09/22/04, INSTRUMENT # 2004-286010 BOOK 5497, PAGE 0025 Property Address: 300 ARIOLA AVENUE, PENSACOLA, FL 32503 IN WITNESS WHEREOF, the undersigned corporation has caused this instrument to be executed as a sealed instrument by its proper officer. Executed on: January 24, 2005

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, SOLELY AS NOMINEE FOR THE **MORTGAGE OUTLET, INC. D/B/A THE MONEY OUTLET**

By:

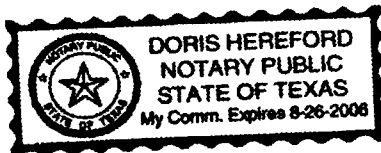


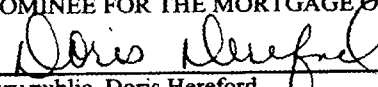
A.. Tucker, Vice President



State of Texas County of Tarrant

On 1/24/2005, before me, the undersigned, A.. Tucker, personally known to me, acknowledged that he/she is Vice President of/ for **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, SOLELY AS NOMINEE FOR THE **MORTGAGE OUTLET, INC. D/B/A THE MONEY OUTLET** and that he/she executed the foregoing instrument and that such execution was done as the free act and deed of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, SOLELY AS NOMINEE FOR THE **MORTGAGE OUTLET, INC. D/B/A THE MONEY OUTLET**.



  
Notary public, Doris Hereford  
My commission expires: August 26, 2006



FL Escambia

5001883066  
CITI-W/MTG OUT/CFM

**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

**AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA INC  
6425 N PENSACOLA BLVD, STE 3  
PENSACOLA FL 32505**

**Plaintiff,**

**VS.**

**LYNDA G COOK  
300 ARIOLA AVENUE  
PENSACOLA FL 32503**

**Defendant.**

**Case No. 2010 SC 004064  
Division: V  
FINAL JUDGMENT AGAINST  
LYNDA G COOK**

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2010 DEC -6 P 2:20

COUNTY CIVIL DIVISION  
FILED & RECORDED

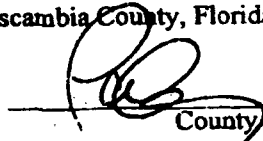
\*\*\*\*\*  
**THIS CAUSE** having come before the Court upon default after a Pretrial Conference, and the Court being fully advised in the premises, it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA INC hereby recovers from the Defendant LYNDA G COOK a total of \$1077.18 that shall bear interest at the rate of 6% per annum, for all of which let execution issue.

**IT IS FURTHER ORDERED AND ADJUDGED** that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Form 7.343 and return it to the Plaintiff's attorney or to the Plaintiff if the Plaintiff is not represented by an attorney.

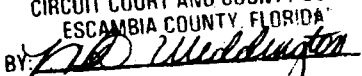
**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida this  
6<sup>th</sup> day of December, 2010.

  
\_\_\_\_\_  
County Judge

Copies to:

AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA INC

LYNDA G COOK

CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA  
BY: 



Case: 2010 SC 004064



0095735321

Dkt: CC1033 Pg#: 1



**IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA**

ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

200 SEP 23 A 10:59

CONSUMER FINANCIAL SERVICES  
6219 NORTH PALAFOX STREET SUITE G  
PENSACOLA FL 32503

COUNTY CIVIL DIVISION  
FILED & RECORDED

**Plaintiff,**  
VS.

LYNDA COOK  
300 ARIOLA AVENUE  
PENSACOLA FL 32503

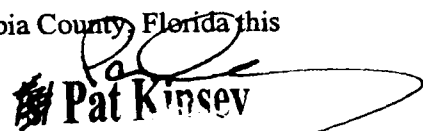
**Defendant.**

**Case No. 2010 SC 003189**  
**Division: V**  
**FINAL JUDGMENT AGAINST**  
**LYNDA COOK**

\*\*\*\*\*  
**THIS CAUSE** having come before the Court, and the Court being fully advised in the premises,  
it is therefore

**ORDERED AND ADJUDGED** that the Plaintiff CONSUMER FINANCIAL SERVICES  
hereby recovers from the Defendant LYNDA COOK the sum of \$856.86, plus prejudgment interest of  
\$32.20 and costs of \$225.00 for a total of \$1114.06 that shall bear interest at the rate of 6% per  
annum, for which let execution issue.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida this  
22nd day of September, 2010.

  
**Pat Kinsey**  
County Judge

Copies to:

CONSUMER FINANCIAL SERVICES

LYNDA COOK

**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**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 051639000 Certificate Number: 002157 of 2016**

**Payor: LYNDA G COOK 300 ARIOLA AVE PENSACOLA, FL 32503 Date 06/13/2018**

Clerk's Check #	1	Clerk's Total	<del>\$477.00</del> 1653.47
Tax Collector Check #	1	Tax Collector's Total	<del>\$1,533.77</del>
		Postage	\$27.10
		Researcher Copies	\$9.00
		Total Received	<del>\$2,066.87</del>

1662.47

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Eun Hoog", written over a horizontal line.

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  
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 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 # 2016 TD 002157**

**Redeemed Date 06/13/2018**

**Name LYNDA G COOK 300 ARIOLA AVE PENSACOLA, FL 32503**

Clerk's Total = TAXDEED	<del>\$477.00</del>	1653.47
Due Tax Collector = TAXDEED	<del>\$1,533.77</del>	
Postage = TD2	<del>\$27.10</del>	
ResearcherCopies = TD6	\$9.00	

• 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: 051639000 Certificate Number: 002157 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="06/13/2018"/>
Months	4	2
Tax Collector	<input type="text" value="\$1,459.92"/>	<input type="text" value="\$1,459.92"/>
Tax Collector Interest	\$87.60	\$43.80
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,553.77	\$1,509.97 <i>TC</i>
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	\$13.50
Total Clerk	\$477.00	\$463.50 <i>CF</i>
Postage	<input type="text" value="\$27.10"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$9.00"/>	<input type="text" value="\$9.00"/>
Total Redemption Amount	\$2,066.87	\$1,982.47
	Repayment Overpayment Refund Amount	\$84.40

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 •

June 18, 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 004960	\$450.00	\$13.50	\$463.50
2016 TD 002157	\$450.00	\$13.50	\$463.50
2016 TD 006987	\$450.00	\$13.50	\$463.50
2016 TD 000196	\$450.00	\$13.50	\$463.50

**TOTAL \$1,854.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division