

18-459

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800244

Date of Tax Deed Application

Apr 26, 2018

This is to certify that MTAG AS CUSTODIAN FOR CAZ CREEK FLORIDA II, LLC, holder of Tax Sale Certificate Number 2016 / 3938, 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: 07-4232-500

Cert Holder:

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

Property Owner:

VANDERVER JAMES A
VANDERVER PAMELA ANN
714 WINGATE ST
PENSACOLA, FL 32507

LT 10 BLK 6 1ST ADDN TO CORRY HTS PB 2 P 64 OR 170 0 P 325 CA 182

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
2016/3938	07-4232-500	06/01/2016	706.91	35.35	742.26

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
2017/3850	07-4232-500	06/01/2017	756.42	6.25	37.82	800.49

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

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

Total Amount Paid

1,542.75
0.00
686.92
200.00
175.00
2,604.67

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

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

Total Amount Paid

6.25

Done this the 2nd day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

By

Jennifer N. Carney

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

07-4232-500 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800244

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
07-4232-500	2016/3938	06-01-2016	LT 10 BLK 6 1ST ADDN TO CORRY HTS PB 2 P 64 OR 170 0 P 325 CA 182

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

04-26-2018
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: 372S309001100006
Account: 074232500
Owners: VANDERVER JAMES A
VANDERVER PAMELA ANN
Mail: 714 WINGATE ST
PENSACOLA, FL 32507
Situs: 12 KENNINGTON DR 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): NAVY
POINT/WARRINGTON/PENSACOLA
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$7,000	\$30,802	\$37,802	\$37,802
2016	\$7,000	\$29,829	\$36,829	\$36,829
2015	\$7,000	\$28,207	\$35,207	\$35,207

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/11/2015	7390	1566	\$30,500	WD	View Instr
11/1982	1700	325	\$23,000	WD	View Instr
01/1967	367	644	\$8,500	WD	View Instr
01/1966	305	65	\$8,500	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 10 BLK 6 1ST ADDN TO CORRY HTS PB 2 P 64 OR
7390 P 1566 CA 182

Extra Features

None

Parcel Information

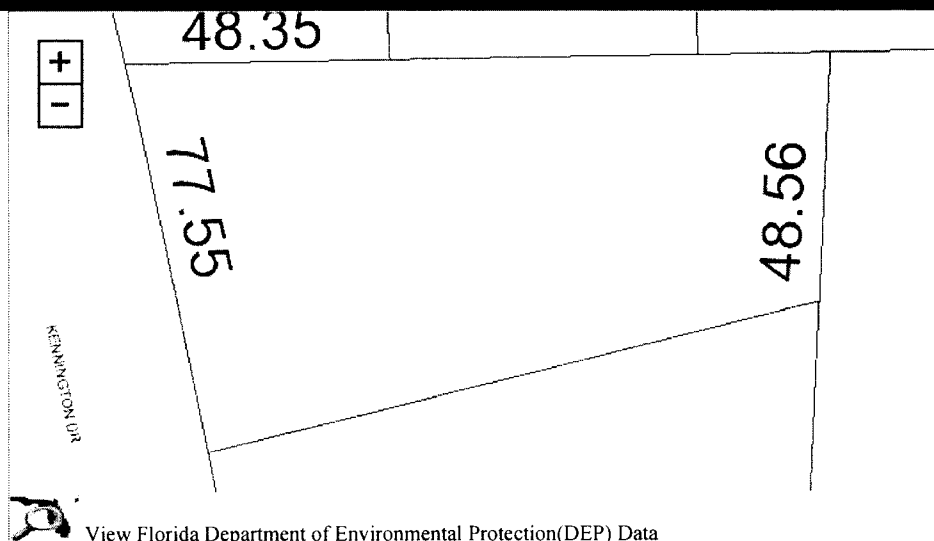
[Launch Interactive Map](#)

Section Map Id:
CA182

Approx. Acreage:
0.1853

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

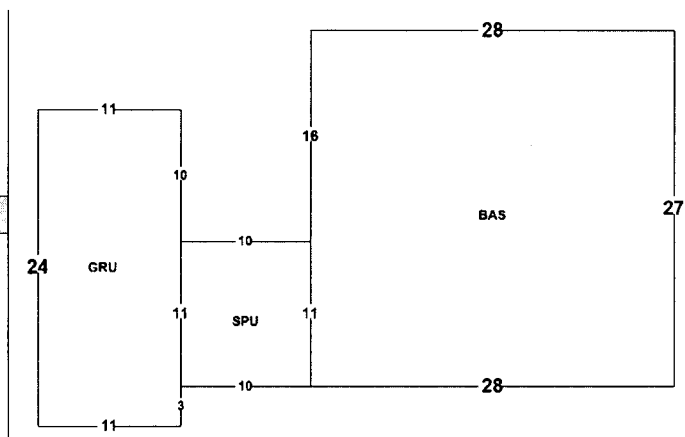
Address: 12 KENNINGTON DR, Year Built: 1948, Effective Year: 1948

Structural Elements

DECOR/MILLWORK AVERAGE
DWELLING UNITS 1
EXTERIOR WALL SIDING SH-1 AVG
FLOOR COVER HARDWOOD/TARGET
FOUNDATION WOOD/SUB FLOOR

HEAT/AIR-WALL/FLOOR FURN
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-3
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

Areas - 1130 Total SF
 BASE AREA - 756
 GARAGE UNFIN - 264
 SCRN PORCH UNF - 110



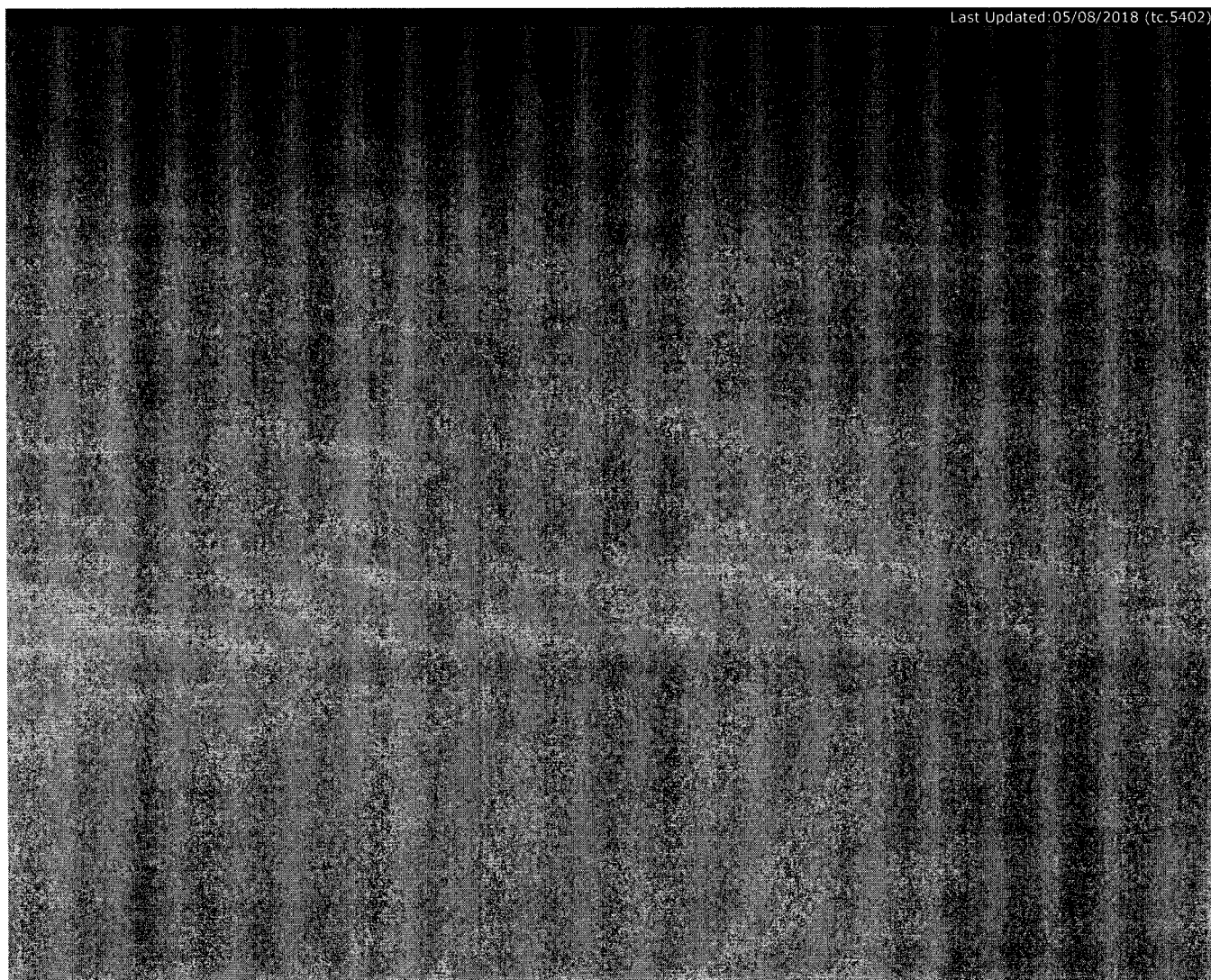
Images



1/7/16

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 05/08/2018 (tc.5402)



Recorded in Public Records 10/04/2011 at 08:52 AM OR Book 6770 Page 617,
Instrument #2011068971, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA

CASE NO: 2009-SC-5818

CAPITAL ONE BANK (USA), N.A.

Plaintiff

vs.

JAMES VANDERVER

Defendant(s)

DEFAULT FINAL JUDGMENT

COUNTY CIVIL DIVISION
FILED & RECORDED

2011 SEP 30 A 9 33

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

THIS CAUSE having come to be heard before this Honorable Court for a Pre-Trial
Conference on 05/11/2011, and the Court finding that a Default was entered, and being otherwise
fully advised in the premises, it is:

ORDERED AND ADJUDGED THAT:

Plaintiff whose address is P.O. Box 85015 Richmond, VA 23285 shall recover from
Defendant(s) JAMES VANDERVER the principal sum of \$2,430.15, court costs in the amount
of \$325.00, interest in the amount of \$1,325.74, and in addition attorney's fees in the amount of
500.00, 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(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact
Information Sheet) and return it to the Plaintiff's attorney, 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(s) to complete form 7.343 and return it to the Plaintiff's attorney. The Fact
Information Sheet need not be recorded in the Public Records.

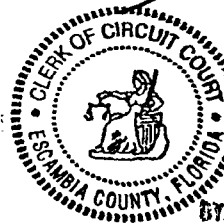
DONE AND ORDERED in Escambia County, Florida on this the 25th day
of September, 2011.

COUNTY COURT JUDGE

Copies furnished to:

✓ HAYT, HAYT & LANDAU, P.L.
7765 SW 87 Ave, Suite 101
Miami, FL 33173

9-30-11
NW ✓ JAMES VANDERVER
6421 MYRTLE HILL CIRCLE
PENSACOLA, FL 32506
File #: 129557 5178057315671490



"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: *[Signature]*

Case: 2009 SC 005818

00046474786

Dkt: CC1033 Pg: 1

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

AND the mortgagors hereby further covenant and agree to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$29,500.00 in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagors for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagors to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagors fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

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

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

Signed, sealed and delivered in our presence:

(TWO WITNESSES REQUIRED)

Linda Salter
Witness Signature

LINDA SALTER
Witness Printed Name

Angela L. Cason
Witness Signature

ANGELA L. CASON
Witness Printed Name

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me this 11th day of August, 2015, by James A Vanderver and Pamela Ann Vanderver who are personally known to me or have produced drivers license as identification and did (did not) take an oath.

James A Vanderver L.S.
James A Vanderver
714 Wingate Street, Pensacola, FL 32507
Pamela Ann Vanderver
Pamela Ann Vanderver
714 Wingate Street, Pensacola, FL 32507

_____ L.S.

_____ L.S.

Linda S. Salter
Notary Public

SEAL



Linda G. Salter
Commission # FF 218642 Printed Notary Name
My Commission Expires
June 17, 2019

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

AND the mortgagors covenant with the mortgagee that the mortgagors are indefeasibly seized of said land in fee simple; that the mortgagors have good right and lawful authority to convey said land as aforesaid; that the mortgagors will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagors hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances.

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

DATE: August 11th, 2015

NOTE

PENSACOLA, FL

AMOUNT: \$29,500.00

FOR VALUE RECEIVED the undersigned promises to pay to the order of:

Otto E. Thiergart and Lois B. Thiergart, husband and wife

the principal sum of **\$29,500.00 (Twenty-Nine Thousand Five Hundred and 00/100) DOLLARS**

together with interest thereon at the rate of 6% (Six and 00/100 percent) per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in 180 equal consecutive monthly installments of principal and interest in the amount of **\$248.94** each, the first of which shall be due and payable one month from the date hereof together with a like installment due on the same date each and every month thereafter until **August 11, 2030**, when the entire unpaid remaining balance together with accrued interest thereon shall be due and payable. There shall be no pre-payment penalty. **STATE OF FLORIDA DOCUMENTARY STAMPS HAVE BEEN AFFIXED TO THE MORTGAGE SECURING THIS NOTE.**

Such installment payments shall be applied first to the interest accruing under the terms of this note and then to a reduction of the principal indebtedness. The makers and endorers of this note further agree to waive demand, notice of non-payment and protest, and in the event suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. All payments hereunder shall bear interest at the rate of 6% (Six and 00/100 percent) per annum from maturity until paid. This note is secured by a mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest when due, the whole sum of principal and interest remaining unpaid shall at the option of the holders, become immediately due and payable. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of subsequent default.

Payable at: **9195 Gulf Beach Highway, Pensacola, FL 32507** or such other place as shall be designated by the holder of this note in writing.

27-
59-
103.25

Return to:

SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503

This Instrument Prepared By:

Linda Salter

SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
TELEPHONE: 850-549-2270

File No. 1505472L

THIS MORTGAGE DEED

Executed the 11th day of August, 2015 by:

James A Vanderver and Pamela Ann Vanderver, husband and wife

hereinafter called the mortgagors, to

Otto E. Thiergart and Lois B. Thiergart, husband and wife

hereinafter called the mortgagee:

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

WITNESSETH, that for good and valuable consideration, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagors hereby grant, bargain, sell, alien, remise, convey and confirm unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in ESCAMBIA County, Florida, viz:

Lot 10, Block 6, First Addition to Corry Heights, a subdivision of a portion of Lot 3, Section 37, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 2 at Page 64, of the Public Records of said County.

**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.

Property Address: 12 Kennington Drive, Pensacola, FL 32507

the County (☒) has accepted (☐) has not accepted the abutting roadway for maintenance.

This form completed by: Linda G Salter
Surety Land Title, Inc.
2600 North 12th Avenue
Pensacola, FL 32503

AS TO SELLER (S):

Witness to Seller(s):

Otto E. Thiergart
Otto E. Thiergart

L. Salter
L. SALTER

Lois B. Thiergart
Lois B. Thiergart

Angela L Cecil
ANGELA L CECIL

AS TO BUYER (S):

Witness to Buyer(s):

James A. Vanderver
James A. Vanderver

L. Salter
L. SALTER

Pamela Ann Vanderver
Pamela Ann Vanderver

Angela L Cecil
ANGELA L CECIL

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

18.50
213.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Linda Salter

SURETY LAND TITLE OF FLORIDA, LLC

2600 N. 12th Avenue

PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Numbers: 372S309001100006

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 11th day of August, 2015 by Otto E. Thiergart and Lois B. Thiergart, husband and wife, whose post office address is 9195 Gulf Beach Highway, Pensacola, FL 32507 herein called the grantors, to James A Vanderver and Pamela Ann Vanderver, husband and wife, whose post office address is 714 Wingate Street, Pensacola, FL 32507, hereinafter called the Grantees:

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot 10, Block 6, First Addition to Corry Heights, a subdivision of a portion of Lot 3, Section 37, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 2 at Page 64, of the Public Records of said County.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in the presence of:

Linda Salter
Witness #1 Signature

LINDA SALTER
Witness #1 Printed Name

Angela L. CECIL
Witness #2 Signature

Angela L CECIL
Witness #2 Printed Name

Otto E. Thiergart
Otto E. Thiergart

Lois B. Thiergart
Lois B. Thiergart

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of August, 2015 by Otto E. Thiergart and Lois B. Thiergart who are personally known to me or have produced diverse license as identification.

SEAL

Linda S. Salter
Notary Public

Printed Notary Name

My Commission Expires:

File No: 15054721



Linda G. Salter
Commission # FF 218642
My Commission Expires
June 17, 2019

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-1-2018

TAX ACCOUNT NO.: 07-4232-500

CERTIFICATE NO.: ~~2016-3976~~ 2015 TD 03938

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.

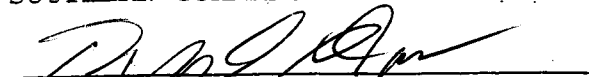
James A. Vanderver
Pamela Ann Vanderver
714 Wingate St.
Pensacola, FL 32507
and
12 Kennington Dr.
Pensacola, FL 32507

Capital One Bank (USA), N.A.
P.O. Box 85015
Richmond, VA 23285

Otto E. and Lois B. Thiergart
9195 Gulf Beach Hwy.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 9th day of July, 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.: 14448

July 3, 2018

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

1. That certain mortgage executed by James A. Vanderver and Pamela Ann Vanderver, husband and wife in favor of Otto E. Thiergart and Lois B. Thiergart dated 08/11/2015 and recorded 08/14/2015 in Official Records Book 7390, page 1568 of the public records of Escambia County, Florida, in the original amount of \$29,500.00.
2. Judgment filed by Capital One Bank (USA), N.A. recorded in O.R. Book 6776, page 1720.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$37,802.00. Tax ID 07-4232-500.

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.: 14448

July 3, 2018

Lot 10, Block 6, First Addition to Corry Heights, as per plat thereof, recorded in Plat Book 2, Page 64, of the Public Records of Escambia County, Florida

18-459

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.: 14448

July 3, 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 07-03-1998, through 07-03-2018, and said search reveals the following:

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

James A. Vanderver and Pamela Ann Vanderver, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

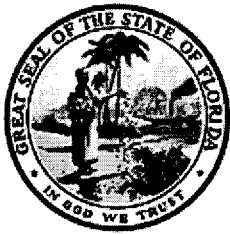
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited 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: 

July 3, 2018




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 074232500 Certificate Number: 003938 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/01/2018"/>	Redemption Date <input type="text" value="08/13/2018"/> 
Months	6	4
Tax Collector	<input type="text" value="\$2,604.67"/>	<input type="text" value="\$2,604.67"/>
Tax Collector Interest	\$234.42	\$156.28
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,845.34	<input type="text" value="\$2,767.20"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	\$27.00
Total Clerk	\$490.50	<input type="text" value="\$477.00"/> CH
Postage	<input type="text" value="\$37.94"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$6.00"/>	<input type="text" value="\$6.00"/>
Total Redemption Amount	\$3,379.78	\$3,250.20
	Repayment Overpayment Refund Amount	\$129.58

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



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 003938
Redeemed Date 08/13/2018

Name JAMES A VANDERVER 714 WINGATE ST PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$490.50	\$490.50 \$2924.20
Due Tax Collector = TAXDEED	\$2,845.34	
Postage = TD2	\$37.94	
ResearcherCopies = TD6	\$6.00	

• 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
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

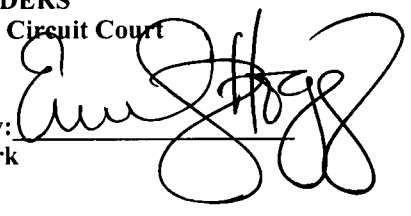
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 074232500 Certificate Number: 003938 of 2016**

Payor: JAMES A VANDERVER 714 WINGATE ST PENSACOLA, FL 32507 Date 08/13/2018

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,945.34
		Postage	\$37.94
		Researcher Copies	\$6.00
		Total Received	\$3,379.78

\$2930.20

**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 20, 2018

MTAG AS CUSODIAN 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 003938	\$450.00	\$27.00	\$477.00
2016 TD 008265	\$450.00	\$27.00	\$477.00
2016 TD 001528	\$450.00	\$27.00	\$477.00
2016 TD 004524	\$450.00	\$27.00	\$477.00
2016 TD 008479	\$450.00	\$27.00	\$477.00
2016 TD 001481	\$450.00	\$27.00	\$477.00
2016 TD 001011	\$450.00	\$27.00	\$477.00
2016 TD 001519	\$450.00	\$27.00	\$477.00
2016 TD 001042	\$450.00	\$27.00	\$477.00
2016 TD 001290	\$450.00	\$27.00	\$477.00

TOTAL \$4770.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division