

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800145

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
10-3227-165	2016/5834	06-01-2016	LT 23 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 7057 P 920

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

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800145

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 / 5834**, 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: **10-3227-165**

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

Property Owner:
ANDERSON WILLIAM M
ANDERSON ASHLEE NICOLE
4745 HURON DR
PENSACOLA, FL 32507
LT 23 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 7057 P 920

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
2016/5834	10-3227-165	06/01/2016	1,110.97	55.55	1,166.52

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
2017/5802	10-3227-165	06/01/2017	1,281.55	6.25	64.08	1,351.88

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

Total Amount Paid

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

2,518.40

0.00

1,221.58

200.00

175.00

4,114.98

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
19. Total Amount to Redeem

6.25

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

Date of Sale: August 6, 2018

By



*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-3227-165 2016



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: 0935322000023001
Account: 103227165
Owners: ANDERSON WILLIAM M
 ANDERSON ASHLEE NICOLE
Mail: 4745 HURON DR
 PENSACOLA, FL 32507
Situs: 4745 HURON DR 32507
Use Code: SINGLE FAMILY - TOWNHOME
 P
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): HELLEN
 CARO/BAILEY/ESCAMBIA
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	\$10,000	\$61,600	\$71,600	\$71,600
2016	\$10,000	\$57,482	\$67,482	\$67,483
2015	\$5,700	\$52,257	\$57,957	\$57,957

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/30/2015	7418	1989	\$90,000	WD	View Instr
08/02/2013	7057	920	\$54,900	WD	View Instr
04/05/2013	6999	1180	\$100	CT	View Instr
08/2006	5969	610	\$98,000	WD	View Instr
05/2004	5406	1003	\$84,000	WD	View Instr
04/2001	4688	465	\$100	WD	View Instr
03/2001	4669	974	\$72,500	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 23 BLK A PERDIDO BAY VILLAS PB 8 P 10 OR 7418
 P 1989

Extra Features

None

Parcel Information

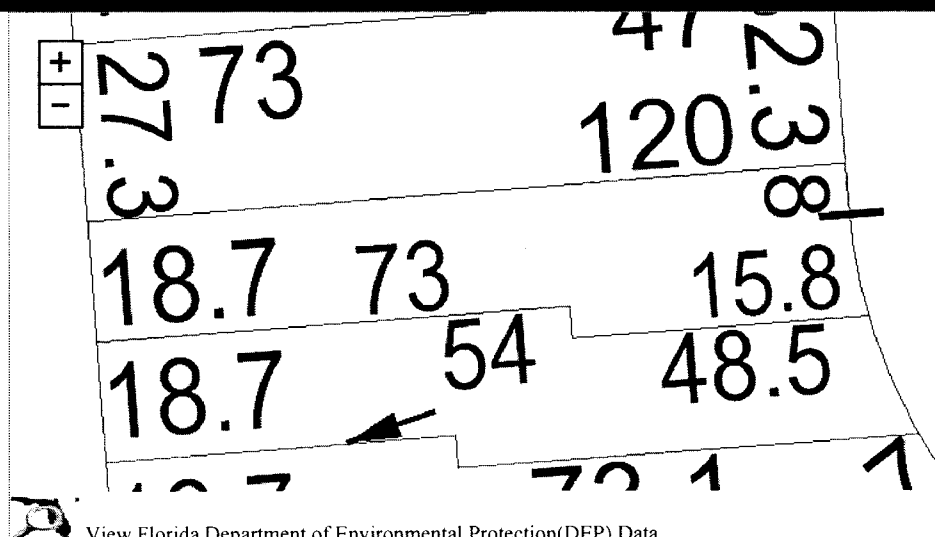
[Launch Interactive Map](#)

Section Map Id:
 09-3S-32

Approx. Acreage:
 0.0553

Zoned: P
 MDR

Evacuation & Flood Information
[Open Report](#)




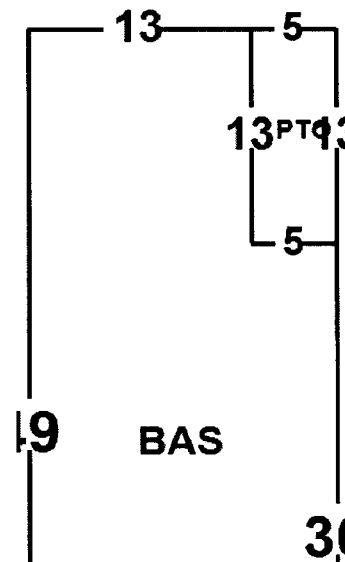
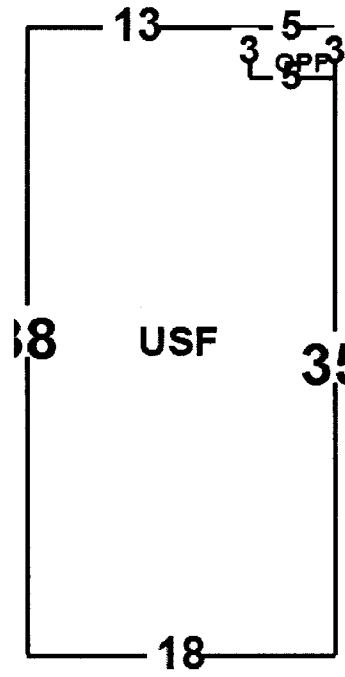
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

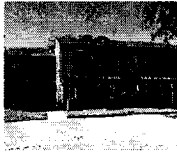
Address: 4745 HURON DR, Year Built: 1972, Effective Year: 1972

Structural Elements

 Areas - 1650 Total SF
BASE AREA - 817
OPEN PORCH FIN - 15
PATIO - 125
UPPER STORY FIN - 669
UTILITY UNF - 24



Images



10/6/15

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: 04/30/2018 (tc.1807)

Escambia County Receipt of Transaction

Receipt # 2018051251

Cashiered by: wcoppage

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

RELIABLE LAND TITLE CORPORATION

On Behalf Of:

On: 5/30/18 3:33 pm
Transaction # 101243972

CaseNumber 2016 TD 005834

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TD1) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	4319.70	0.00	0.00	4319.70	4319.70	0.00
Total:	4769.70	450.00	0.00	4319.70	4319.70	0.00

Grand Total:	4769.70	450.00	0.00	4319.70	4319.70	0.00
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PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
CHECK	679737	OK	4319.07	0.00	0.00	0.00	4319.07
	CHKNAME: RELIABLE LAND TITLE CORPORATION						
CASH		OK	0.63	0.00	0.00	0.00	0.63
Payments Total:			4319.70	0.00	0.00	0.00	4319.70

Search Property
 Property Sheet
 Lien Holder's
 Sold To
 Redeem
 Forms
 Courtview
 Benchmark



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

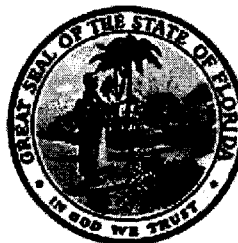
Tax Deed - Redemption Calculator

Account: 103227165 Certificate Number: 005834 of 2016

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/25/2018"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment	ESTIMATED	Redemption Overpayment	ACTUAL
		Auction Date	<input type="text" value="08/06/2018"/>	Redemption Date	<input type="text" value="05/30/2018"/>
Months	4			1	
Tax Collector	<input type="text" value="\$4,114.98"/>			<input type="text" value="\$4,114.98"/>	
Tax Collector Interest	\$246.90			\$61.72	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$4,368.13			\$4,182.95	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	\$27.00			\$6.75	
Total Clerk	\$477.00			\$456.75	C.H.
Postage	<input type="text" value="\$21.68"/>			<input type="text" value="\$0.00"/>	
Researcher Copies	<input type="text" value="\$3.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$4,869.81			\$4,639.70	
		Repayment Overpayment Refund Amount		\$230.11	

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 005834

Redeemed Date 05/30/2018

Name RELIABLE LAND TITLE CORPORATION 15 WEST LA RUA ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$4,368.13
Postage = TD2	\$21.68
ResearcherCopies = TD6	\$3.00

• 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 #: 18-307

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
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**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: 103227165 Certificate Number: 005834 of 2016**

**Payor: RELIABLE LAND TITLE CORPORATION 15 WEST LA RUA ST PENSACOLA, FL 32501
 Date 05/30/2018**

Clerk's Check # 679737
 Tax Collector Check # 1

Clerk's Total \$477.00
 Tax Collector's Total \$4,368.13
 Postage \$21.68
 Researcher Copies \$3.00
 Total Received ~~\$4,869.81~~
\$4,319.70

**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>**

Recorded in Public Records 04/24/2014 at 12:20 PM OR Book 7162 Page 479,
Instrument #2014028450, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT OF ESCAMBIA COUNTY, FLORIDA

L.V. STABLER MEMORIAL HOSPITAL
Plaintiff,

vs

CASE NO. 2012-SC-000858

WILLIAM ANDERSON

Defendant,

FINAL JUDGMENT

This action came before the court, upon Plaintiff's Motion for Final Judgment. On the evidence presented,

IT IS ADJUDGED that Plaintiff, L.V. STABLER MEMORIAL HOSPITAL, recover from Defendant, WILLIAM ANDERSON of 2720 Monica Ln Cantonment Florida 32533 the sum \$731.83 on principal, \$.00 for attorneys' fees, PREJUDGMENT INTEREST OF \$0.00 with costs in the sum of \$225.00 (less credit of \$.00) making a total of \$956.83. Post Judgment interest of 4.75% will accrue pursuant to Section 55.03, Florida Statutes, for which let execution issue.

ORDERED in Pensacola, Florida, on the 16TH day of April, 2014.


JUDGE, COUNTY COURT
ESCAMBIA COUNTY, FLORIDA

4-24-14 WJ

✓ L.V. STABLER MEMORIAL HOSPITAL
c/o J. Paul Clinton
STOKES & CLINTON, PC
Attorney for Plaintiff
Post Office Box 991801
Mobile, Alabama 36691

✓ WILLIAM ANDERSON
2720 Monica Ln
Cantonment Florida 32533

737.72
FFJ 15-26348-0
FLS

CERTIFIED TO BE A TRUE AND CORRECT
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Pam Childers D.C.
DATE: 5-27-2014

CLERK OF CIRCUIT COURT

2014 APR 17 A 9:20

Exhibit "A"

Lot 23, Block A, Perdido Bay Villas, a subdivision of a portion of Section 9 and 11, Township 3 South, Range 32 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 8, Page 10, of the Public Records of said County.

File Number: 1-49964

Prepared by:

Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-49964

General Warranty Deed

Made this September 30, 2015 A.D. By **Randy James Conradson and Kim Marie Conradson, husband and wife**, hereinafter called the grantor, to **William Michael Anderson and Ashlee Nicole Anderson, husband and wife**, whose post office address is: 4745 Huron Drive, Pensacola, Florida 32507, hereinafter called the grantee:

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, viz:

Parcel ID Number: 09-3S-32-2000-023-001

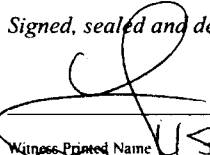
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

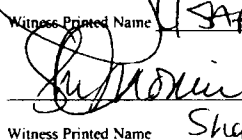
Signed, sealed and delivered in our presence:



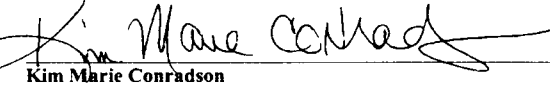
Witness Printed Name: LISA A. DURANT



Randy James Conradson



Witness Printed Name: Shannon Moreira



Kim Marie Conradson

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this ____ day of September, 2015, by Randy James Conradson and Kim Marie Conradson, husband and wife, who is/are personally known to me or who has produced _____ identification.



Notary Public
Print Name:

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: 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: 8-6-2018

TAX ACCOUNT NO.: 10-3227-165

CERTIFICATE NO.: 2016-5834

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.

William Michael Anderson
Ashlee Nicole Anderson
4745 Huron Dr.
Pensacola, FL 32507

Perdido Bay Villas HOA
4748 Huron Dr.
Pensacola, FL 32507

L.V. Stabler Memorial Hospital
c/o P.O. Box 991801
Mobile, AL 36691

Certified and delivered to Escambia County Tax Collector,
this 6th 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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14306

May 6, 2018

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

1. Subject to interest of Perdido Bay Villas Homeowners Association.
2. Possible Judgment filed by L.V. Stabler Memorial Hospiatl recorded in O.R. Book 7173, page 1982.
3. Taxes for the year 2015-2017 delinquent. The assessed value is \$71,600.00. Tax ID 10-3227-165.

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.: 14306

May 6, 2018

Lot 23, Block A, Perdido Bay Villas, as per plat thereof, recorded in Plat Book 8, Page 10, 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

PROPERTY INFORMATION REPORT

File No.: 14306

May 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 05-02-1998, through 05-02-2018, and said search reveals the following:

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

William Michael Anderson and Ashlee Nicole Anderson, 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: 

May 6, 2018



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 5, 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 001145	\$450.00	\$6.75	\$456.75
2016 TD 008206	\$450.00	\$6.75	\$456.75
2016 TD 000397	\$450.00	\$6.75	\$456.75
2016 TD 008007	\$450.00	\$6.75	\$456.75
2016 TD 005834	\$450.00	\$6.75	\$456.75
2016 TD 003063	\$450.00	\$6.75	\$456.75

TOTAL \$2,781.10

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division