

18-251

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800032

Date of Tax Deed Application
Apr 12, 2018

This is to certify that **BENJAMIN FLECK**, holder of **Tax Sale Certificate Number 2016 / 7675**, 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: **12-1975-010**

Cert Holder:
BENJAMIN FLECK
464 E NEW YORK AVE
BROOKLYN, NY 11225

Property Owner:
HAMMAC KENNY JR &
CASH IRENE
5201 DAWSON RD
CENTURY, FL 32535
BEG INTER OF N LI OF PRINGLE GRANT AND W R/W LI OF
DAWSON RD SWLY ALG W R/W LI OF DAWSON 978 FT FOR (Full
legal attached.)

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
2016/7675	12-1975-010	06/01/2016	87.75	25.01	112.76

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
2017/7477	12-1975-010	06/01/2017	388.34	6.25	51.62	446.21

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	558.97
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	933.97

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	6.25
19. Total Amount to Redeem	

Done this the 19th day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **6th August 2018**

By *Shirley Rich, CPCA*
Senior Deputy Tax Collector

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

12-1975-010 2016

BEG INTER OF N LI OF PRINGLE GRANT AND W R/W LI OF DAWSON RD SWLY ALG W R/W LI OF DAWSON 978 FT FOR POB CONT S 170 FT
W 195 FT N 170 FT E 195 FT TO PO B OR 5050 P 1752 OR 7284 P 39

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800032

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BENJAMIN FLECK
464 E NEW YORK AVE
BROOKLYN, NY 11225,

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
12-1975-010	2016/7675	06-01-2016	BEG INTER OF N LI OF PRINGLE GRANT AND W R/W LI OF DAWSON RD SWLY ALG W R/W LI OF DAWSON 978 FT FOR POB CONT S 170 FT W 195 FT N 170 FT E 195 FT TO PO B OR 5050 P 1752 OR 7284 P 39

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
BENJAMIN FLECK
464 E NEW YORK AVE
BROOKLYN, NY 11225

04-12-2018
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:	375N311000003045
Account:	121975010
Owners:	HAMMAC KENNY JR & CASH IRENE
Mail:	5201 DAWSON RD CENTURY, FL 32535
Situs:	5201 DAWSON RD 32535
Use Code:	MOBILE HOME
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	BRATT/ERNEST WARD/NORTHVIEW
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	\$2,310	\$11,499	\$13,809	\$13,809
2016	\$2,310	\$11,499	\$13,809	\$13,809
2015	\$2,310	\$0	\$2,310	\$2,310
Disclaimer				
Amendment 1/Portability Calculations > File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/09/2015	7284	39	\$100	WD	View Instr
01/2003	5050	1752	\$100	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
BEG INTER OF N LI OF PRINGLE GRANT AND W R/W LI OF DAWSON RD SWLY ALG W R/W LI OF DAWSON 978 FT FOR POB CONT S...
Extra Features
None

Parcel Information

Section Map Id:
37-5N-31-2

Approx. Acreage:
0.7600

Zoned:
Agr

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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


Buildings

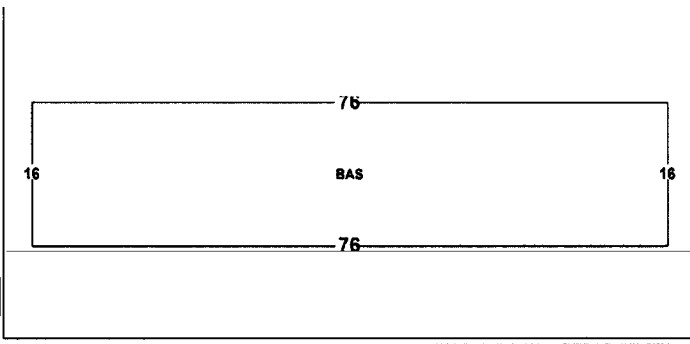
Year Built: 2000, Effective Year: 2000

Structural Elements

WOOD FRAME
 CONCRETE FOUNDATION
 CONCRETE SLAB ON GRADE
 METAL ROOFING

MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-
DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP
SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1216 Total SF
BASE AREA - 1216



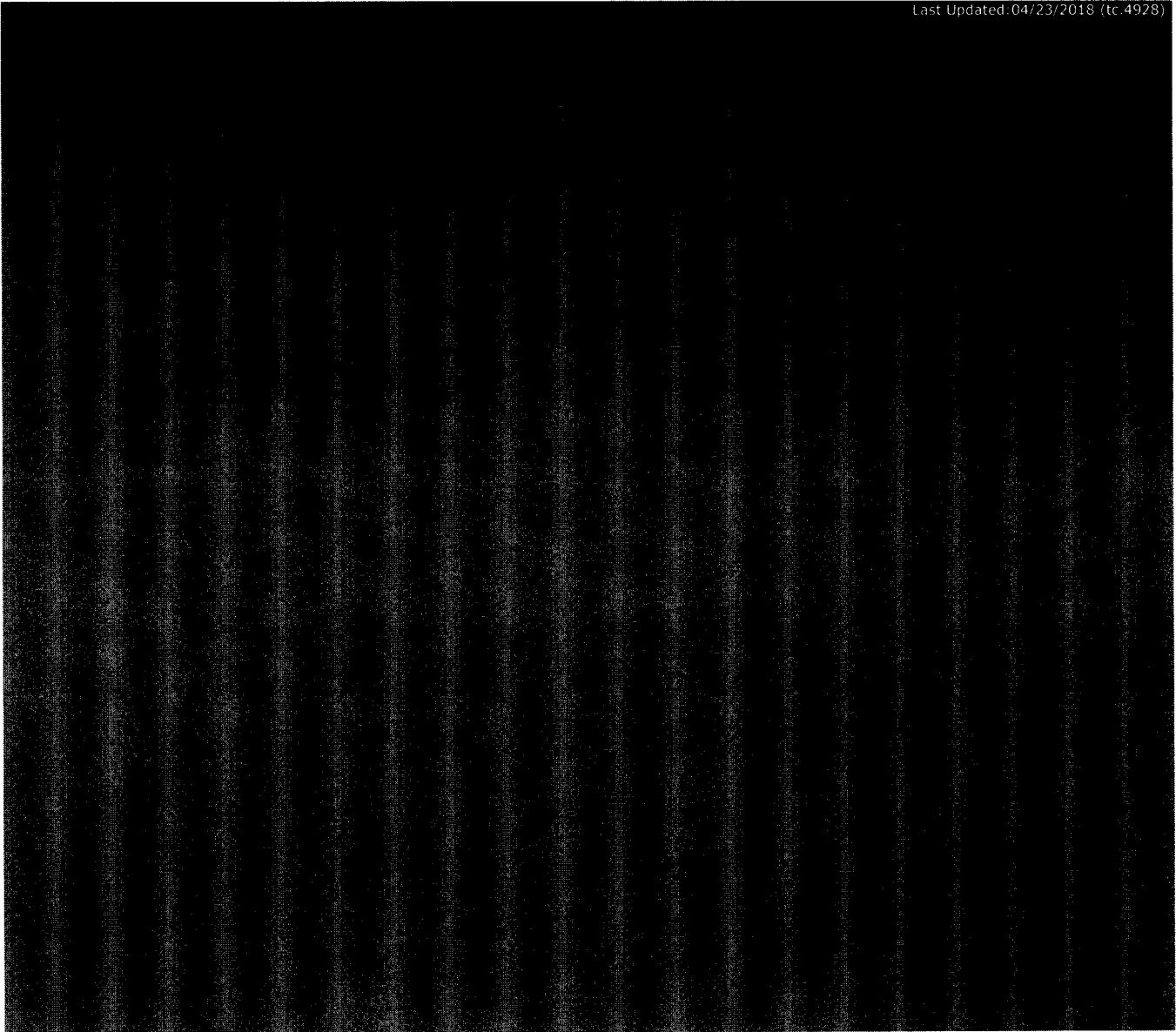
Images



2/17/15

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: 04/23/2018 (tc.4928)



18-251

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.: 14355

May 9, 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 05-08-1998, through 05-08-2018, and said search reveals the following:

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

Kenny Hammac, Jr. and Irene Cash

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: 

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14355

375N31100003045 - Full Legal Description

BEG INTER OF N LI OF PRINGLE GRANT AND W R/W LI OF DAWSON RD SWLY ALG W R/W LI OF DAWSON
978 FT FOR POB CONT S 170 FT W 195 FT N 170 FT E 195 FT TO POB OR 5050 P 1752 OR 7284 P 39

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14355

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 \$13,809.00. Tax ID 12-1975-010.

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: rcsgt@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.: 12-1975-010

CERTIFICATE NO.: 2016-7675

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.

Kenny Hammac, Jr.
Irene Cash
5201 Dawson Rd.
Century, FL 32535

Certified and delivered to Escambia County Tax Collector,
this 9th 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.

Prepared By: Irene Cash
5040 DAWSON RD
Century, FLA. 32535

CORRECTED WARRANTY DEED BEING RE-RECORDED
TO CORRECTLY WARRANTY DEED RECORDED IN O.R. 5050 Pg. 1752.

This Warranty Deed Made this 9th day of JAN. 2015.

by Barney Cash + Irene Cash

whose post office address is 5040 DAWSON RD Century, FL 32535 herein after called the Grantor.

To Kenny Hammar Jr. + Irene Cash Joint tenants with Rights of Survivorship

whose post office address is 5201 DAWSON RD Century, FL 32535 hereinafter called the Grantee.

(Wherever used herein the terms "Grantor and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$ 10:00

and other valuable considerations, receipts whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situated int the county of ESC. State of FLA. Wit:

One Lot in Bluffspring, Escambia County, Florida described as follows:
Begin at the intersection at the North line of Pringle Grant and
the Western right-of-way line of the Dawson Rd.; thence run South-
westerly along the ~~North line of the Pringle Grant~~ for 978 feet to
the point of beginning, thence continue South 170 feet and corner,
thence West 195 feet and corner, thence North 170 and corner, thence
East 195 feet to point of beginning.

WEST RIGHT
OF WAY LINE
OF DAWSON
ROAD. IC
BC

Together, with all tenements, hereditaments and appurtenances thereto belong 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 and hereby 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

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

Signed, Sealed and delivered in the presence of:

[Signature]
Witness Signature (to Grantor)
Printed Name DANIEL MADDOX

Barney Cash
Grantor
Printed Name Barney Cash

[Signature]
Witness (to Grantor)
Printed Name Cathy Tisco

Daniel Maddox
Witness Signature (to Grantor)
Printed Name DANIEL MADDOX

Irene Cash
Grantor
Printed Name Irene CASH

Cathy Tisca
Witness (to Grantor)
Printed Name Cathy Tisca

STATE OF Florida
COUNTY OF Escambia

The Foregoing Instrument Was Acknowledged Before Me this January 9, 2015
by Barney Cash + Irene Cash Who Is Personally Known to
Me or Who Has Produced FL ID as Identification.

Cathy Tisca
Notary Signature

Cathy Tisca
Notary Public - State of FL
Comm. Exp. March 25, 2018
Comm. No. FF 106274
(SEAI)

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

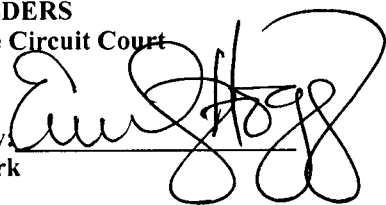
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 121975010 Certificate Number: 007675 of 2016**

Payor: KENNY HAMMAC 5201 DAWSON RD CENTURY, FL 32535 Date 06/15/2018

Clerk's Check #	1	Clerk's Total	\$477.00 \$1106.32
Tax Collector Check #	1	Tax Collector's Total	\$996.26
		Postage	\$5.42
		Researcher Copies	\$2.00
		Total Received	\$1,480.68

\$1113.74

**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
 FAMILY LAW
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 JUVENILE
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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 007675

Redeemed Date 06/15/2018

Name KENNY HAMMAC 5201 DAWSON RD CENTURY, FL 32535

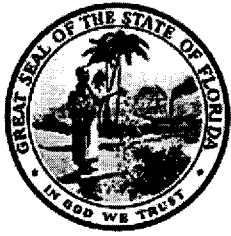
Clerk's Total = TAXDEED	\$477.00	1106.32
Due Tax Collector = TAXDEED	\$996.26	
Postage = TD2	\$5.42	
ResearcherCopies = TD6	\$2.00	2.00

• 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: 121975010 Certificate Number: 007675 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="06/15/2018"/>
Months	4	2
Tax Collector	<input type="text" value="\$933.97"/>	<input type="text" value="\$933.97"/>
Tax Collector Interest	\$56.04	\$28.02
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$996.26	<input type="text" value="\$968.24"/> 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	<input type="text" value="\$13.50"/>
Total Clerk	\$477.00	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$5.42"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$1,480.68	\$1,433.74
	Repayment Overpayment Refund Amount	\$46.94

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 25, 2018

BENJAMIN FLECK
464 E NEW YORK AVE
BROOKLYN NY 11225

Dear Certificate Holder:

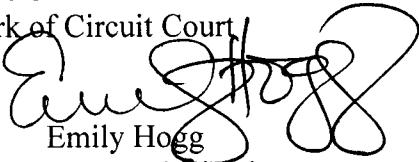
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 007675	\$450.00	\$13.50	\$463.50

TOTAL \$463.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division