

Notes

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 071650000 Certificate Number: 003605 of 2017

Redemption No V	pplication Date 08/26/2019	Interest Rate 18%	
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL	
	Auction Date 08/03/2020	Redemption Date 11/13/2019	
Months	12	3	
Tax Collector	\$2,356.61	\$2,356.61	
Tax Collector Interest	\$424.19	\$106.05	
Tax Collector Fee	\$6.25	\$6.25	
Total Tax Collector	\$2,787.05	\$2,468.91	
Record TDA Notice	\$17.00	\$17.00	
Clerk Fee	\$130.00	\$130.00	
Sheriff Fee	\$120.00	\$120.00	
Legal Advertisement	\$200.00	\$200.00	
App. Fee Interest	\$84.06	\$21.02	
Total Clerk	\$551.06	\$488.02	
Release TDA Notice (Recording)	\$10.00	\$10.00	
Release TDA Notice (Prep Fee)	\$7.00	\$7.00	
Postage	\$60.00	\$0.00	
Researcher Copies	\$40.00	\$0.00	
Total Redemption Amount	\$3,455.11	\$2,973.93	
	Repayment Overpayment Refund Amount	\$481.18	
Book/Page	8175	1070	

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 # 2017 TD 003605 Redeemed Date 11/13/2019

Name MARGARITO JUAREZ SANCHEZ 1405 N 48TH AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$ 5 51,06 2636.93
Due Tax Collector = TAXDEED	\$2,787.05
Postage = TD2	\$60,00
ResearcherCopies = TD6	\$40.b0
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
		71111	FINANCIAL SUM	IMARY	
No Inform	nation Availa	ble - See D	ockets		

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: 071650000 Certificate Number: 003605 of 2017

Payor: MARGARITO JUAREZ SANCHEZ 1405 N 48TH AVE PENSACOLA, FL 32506 Date 11/13/2019

Clerk's Check # 1	Clerk's Total	\$651.06 262
Tax Collector Check # 1	Tax Collector's Total	\$2,787.05
	Postage	\$6000
	Researcher Copies	\$40.00
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	-\$3,455.11

2653,93

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
ESCAMBIA COUNTY FLORIDA
INST# 2019099199 11/13/2019 10:42 AM
OFF REC BK: 8197 PG: 1147 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8175, Page 1070, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03605, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 071650000 (20-394)

DESCRIPTION OF PROPERTY:

LT 10 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7062 P 1514 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: MARGARITO JUAREZ SANCHEZ

Dated this 13th day of November 2019.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk BK: 7062 PG: 1516 Last Page

Recorded in Public Records 11/28/2012 at 01:25 PM OR Book 6940 Page 964, Instrument #2012090623, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$290.50

TITE .

Exh "A"

THIS INSTRUMENT PREPARED BY, RECORDED AND RETURN TO:
Deniel C. O'Rourke, PA
P. O. Box 185
Shalimar, FL 32579

This is a purchase and sale transaction and Florida Documentary tax stamps were calculated on the purchase price of \$41,478.00, and \$118.21 was collected on this transaction.

Parcel ID No. 342S301151100004

[SPACE ABOVE RESERVED FOR CLERK USE]

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF WALTON

FRANCISCO J. SANCHEZ, a married man, whose post office address is: 1406 North 48th Ave., Pensacola, Escambia County, Florida 32506, hereinafter referred to as the "Grantee."

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee, Grantee's successors and assigns forever, the following legally described land, situate, lying and being in Escambia County, Florida (the "Property"):

Lot 10, Block 4, First Addition to Pen Haven, a Subdivision of a portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to Plat recorded in Plat Book 3 at Page 14 of the Public Records of Said County.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) NOR HAS THE PROPERTY EVER BEEN THE HOMESTEAD OF THE GRANTOR(S) DURING THE PERIOD OF THEIR OWNERSHIP.

I

	بسر الخرطيمي
Dated: 18 august 2013	AN CO.
0	2
x Francisco J Sancher	
Signature of Grantor	
	503
Name of Grantor	The state of the s
	_
Thomas H, Taylor Thomas H Signature of Witness #1 Printed Name of Witness #1	· Taylor
Signature of Witness #1 Printed Name of Witness #1	7
	_
SANANTHA E. T	XYLOR_
Signature of Witness #2 Printed Name of Witness #2	
State of Floxida County of Escambia	76
On 18 August 2013, the Grantor, Frances @ D	J. Strickez,
personally came before me and, being duly sworn, did state, acknowledge and	d prove that he/she is the
person described in the above document and that he/she signed the above doc	cument in my presence.
Scar Colfee South South	
Notary Signature	
Notary Public,	
In and for the County of Esambia State of Aoride	•
My commission expires: 9-13-2014	Seal
Send all tax statements to Grantee. Notery Public State of Planting Squam College Toyle Squam College FERTISTS	~ \$
or no Expires 09/19/2014	\$

NOVA LF602 Warranty Deed Pg.2 (07-11)

Recorded in Public Records 08/19/2013 at 04:53 PM OR Book 7062 Page 1514, Instrument #2013062424, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$140.00

Recording requested by:	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name:	. Name Margarito Juarez Sanchez
Address:	and the second s
City/State/Zip:	
Property Tax Parcel/Account Number:	
W	arranty Deed
This Warranty Deed is made on 18 Que Grantor, of 1466 N. 48th Ave	gust 2013, between Francisco J. Sanchez, City of
Pensacola,, Stat	e of Flor, da, and
Margarito Junez Sanchez	Grantee, of 1405 N 48th Ave
, City of Ponsac	te of $Flor$, da , and , and , Grantee, of 1405 N 18^{11} Ave.
For valuable consideration, the Grantor he tate, in fee simple, to the Grantee to have belonging to the described property, located proper	ereby sells, grants, and conveys the following described real esand hold forever, along with all easements, rights, and buildings ed at 1405 N. 48 ⁴ Ave State of Floride:
The Grantor warrants that it is lawful own	er and has full right to convey the property, and that the property

is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2013 shall

NOVALF602 Warranty Deed Pg.1 (07-11)

be prorated between the Grantor and Grantee as of the date of recording of this deed.

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: August 3, 2020 TAX ACCOUNT NO.: 07-1650-000 CERTIFICATE NO.: 2017-3605 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. Margarito Juarez Sanchez 1406 N. 48th Ave. Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector, this 5th day of May , 2020 .

SOUTHERN GUARANTY TITLE COMPANY

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.: 15914 May 4, 2020

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

1. All Taxes Paid. The assessed value is \$36,045.00. Tax ID 07-1650-000.

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.

PROPERTY INFORMATION REPORT LEGAL DESCRIPTION

File No.: 15914 May 4, 2020

Lot 10, Block 4, First Addition to Pen Haven, as per plat thereof, recorded in Plat Book 3, Page 14, 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

20-394 Redeemed

PROPERTY INFORMATION REPORT

File No.: 15914 May 4, 2020

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 05-04-2000, through 05-04-2020, and said search reveals the following:

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

Margarito Juarez Sanchez

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

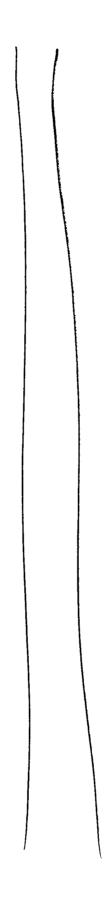
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited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

May 4, 2020

2017



APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 1900600

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
I, 5T WEALTH PARTNERS DEPARTMENT #6200, P BIRMINGHAM, AL 3528	O. BOX 830539		
hold the listed tax certific	cate and hereby surrender the	same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
07-1650-000	2017/3605	06-01-2017	LT 10 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7062 P 1514 CA 173
 redeem all out pay all delinque pay all Tax Co Sheriff's costs 	, if applicable.	terest covering th	e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale which are in my posses		ation is based and	d all other certificates of the same legal description
Electronic signature o 5T WEALTH PARTNE DEPARTMENT #6200 BIRMINGHAM, AL 3	ERS LP), P.O. BOX 830539		<u>08-26-2019</u> Application Date
A	pplicant's signature		

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900600

Date of Tax Deed Application

Aug 26, 2019

This is to certify that **5T WEALTH PARTNERS LP**, holder of **Tax Sale Certificate Number 2017 / 3605**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **07-1650-000**

Cert Holder:

5T WEALTH PARTNERS LP DEPARTMENT #6200, P.O. BOX 830539 BIRMINGHAM, AL 35283 Property Owner:
SANCHEZ MARGARITO JUAREZ
1406 N 48TH AVE
PENSACOLA, FL 32506

LT 10 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7062 P 1514 CA 173

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
2017/3605	07-1650-000	06/01/2017	615.66	30.78	646.44

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
2019/3472	07-1650-000	06/01/2019	640.83	6.25	32.04	679.12
2018/3674	07-1650-000	06/01/2018	618.86	6.25	30.94	656.05

2010/30/7	1 07 1030 000	1 00/01/2010	1 010.00	[0.23	1 30.34	030.03
Amounts Certified by	Tax Collector (Lines 1	-7):			Total Am	ount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant					1,981.61	
2. Total of Delinquent Ta	······································				0.00	·, =
3. Total of Current Taxes	Paid by Tax Deed Appli	cant		Nichtal	0.00	
4. Property Information	Report Fee				200.00	
5. Tax Deed Application	Fee				175.00	
6. Total Interest Accrued	by Tax Collector Pursua	nt to Section 197.	542, F.S.			
7. Total (Lines 1 - 6)					2,356.61	
Amounts Certified by	Clerk of Court (Lines 8	B-15):			Total Am	ount Paid
8. Clerk of Court Statuto	ry Fee for Processing Ta	x Deed				
9. Clerk of Court Certifie	d Mail Charge					
10. Clerk of Court Adver	tising Charge					
11. Clerk of Court Record	ding Fee for Certificate o	f Notice	AMANAN IN PROPERTY OF THE PROP			
12. Sheriff's Fee						
13. Interest Computed b	y Clerk of Court Pursuar	t to Section 197.5	42, F.S.			
14. Total (Lines 8 - 13)	NAME TO A PARTICLE OF THE PART					
15. One-half Assessed V	alue of Homestead Prope	erty, if Applicable p	er F.S.			
Other Outstanding C Application, if applica	ertificates and Delinquer ble Per Florida Statutes	nt Taxes Not Includ	ded in this			
Statutory (Opening) applicable)	Bid; Total of Lines 7, 14	, 15 (if applicable)	and 16 (if			
18. Redemption Fee					6.25	
19. Total Amount to Red	eem					
					•	

Done this the 26th day of September, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: August 3, 2020

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



Chris Jones **Escambia County Property Appraiser**

Real Estate Search Tangible Property Search Sale List

Printer Friendly Version Assessments General Information Year Land **Imprv** Total Cap Val 342S301151100004 Reference: 2019 \$7,000 \$29,045 \$36,045 \$33,844 Account: 071650000 \$30,768 2018 \$7,000 \$23,768 \$30,768 Owners: SANCHEZ MARGARITO JUAREZ 2017 \$7,000 \$21,711 \$28,711 \$28,711 1406 N 48TH AVE Mail: PENSACOLA, FL 32506 1405 N 48TH AVE 32506 Situs: Disclaimer Use Code: SINGLE FAMILY RESID P Taxing COUNTY MSTU **Tax Estimator Authority:** Tax Inquiry: Open Tax Inquiry Window > File for New Homestead Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector **Exemption Online** Sales Data 2019 Certified Roll Exemptions Official Records Sale Date Book Page Value Type (New Window) 08/18/2013 7062 1514 \$20,000 WD View Instr Legal Description 11/02/2012 6940 964 \$41,500 WD View Instr LT 10 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7062 12/2004 5553 1187 \$100 OT View Instr P 1514 CA 173 05/1999 4408 1170 \$30,000 WD View Instr 12/1985 2151 161 \$30,000 WD View Instr 01/1969 458 193 \$3,200 WD View Instr 01/1969 458 190 \$100 WD View Instr Extra Features Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller Parcel Launch Interactive Map Information **TZU** Section Map Id: CA173 Approx. Acreage: 0.1668 Zoned: 🔑 MDR Evacuation & Flood Information Open Report 120

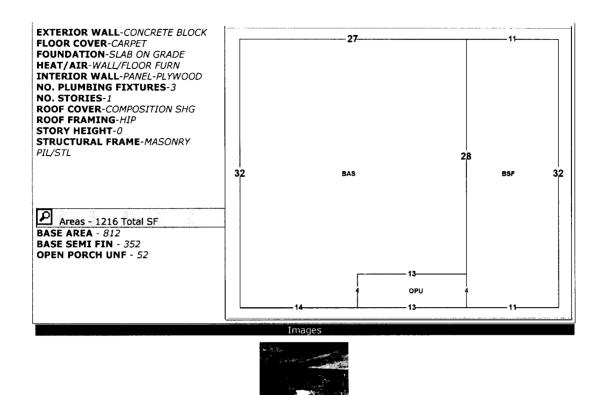
Buildings

View Florida Department of Environmental Protection(DEP) Data

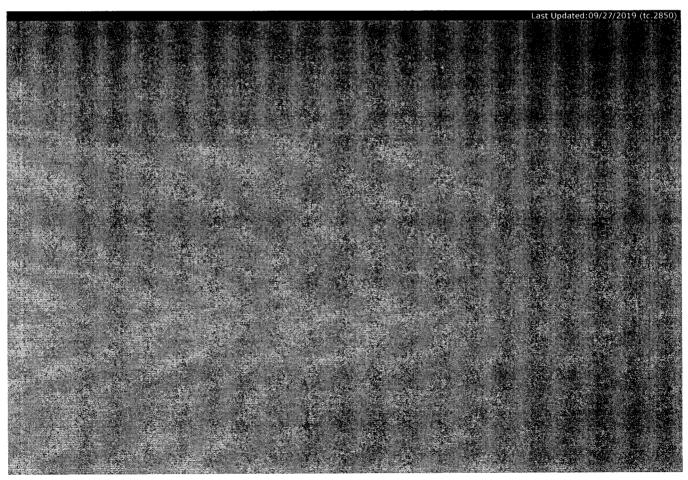
Address:1405 N 48TH AVE, Year Built: 1953, Effective Year: 1953

Structural Elements

DECOR/MILLWORK AVERAGE DWELLING UNITS: 1 3 4 4 4



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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019086966 10/2/2019 2:22 PM
OFF REC BK: 8175 PG: 1070 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That 5T WEALTH PARTNERS LP holder of Tax Certificate No. 03605, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 10 BLK 4 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 7062 P 1514 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071650000 (20-394)

The assessment of the said property under the said certificate issued was in the name of

MARGARITO JUAREZ SANCHEZ

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of August, which is the **3rd** day of August 2020.

Dated this 30th day of September 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

S COMPIROL I

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk