

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900216

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
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
10-0095-500	2017/5258	06-01-2017	W 60 FT OF LTS 22 23 24 BLK 13 BEACH HAVEN PLAT DB 46 P 51 OR 6885 P 406 SEC 54/35 T 2S R 30/31

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, property information 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
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

04-19-2019
Application Date

Applicant's signature

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900216

Date of Tax Deed Application

Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 5258**, 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: **10-0095-500**

Cert Holder:

CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

Property Owner:

VANDERVER JAMES ALLEN &
VANDERVER PAMELA ANN
1703 ATHENS AVE
PENSACOLA, FL 32507

W 60 FT OF LTS 22 23 24 BLK 13 BEACH HAVEN PLAT DB 46 P 51
 OR 6885 P 406 SEC 54/35 T 2S R 30/31

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
2017/5258	10-0095-500	06/01/2017	598.44	29.92	628.36

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
2018/5289	10-0095-500	06/01/2018	601.43	6.25	30.07	637.75

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. Property Information 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)

1,266.11

0.00

556.00

200.00

175.00

2,197.11

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,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

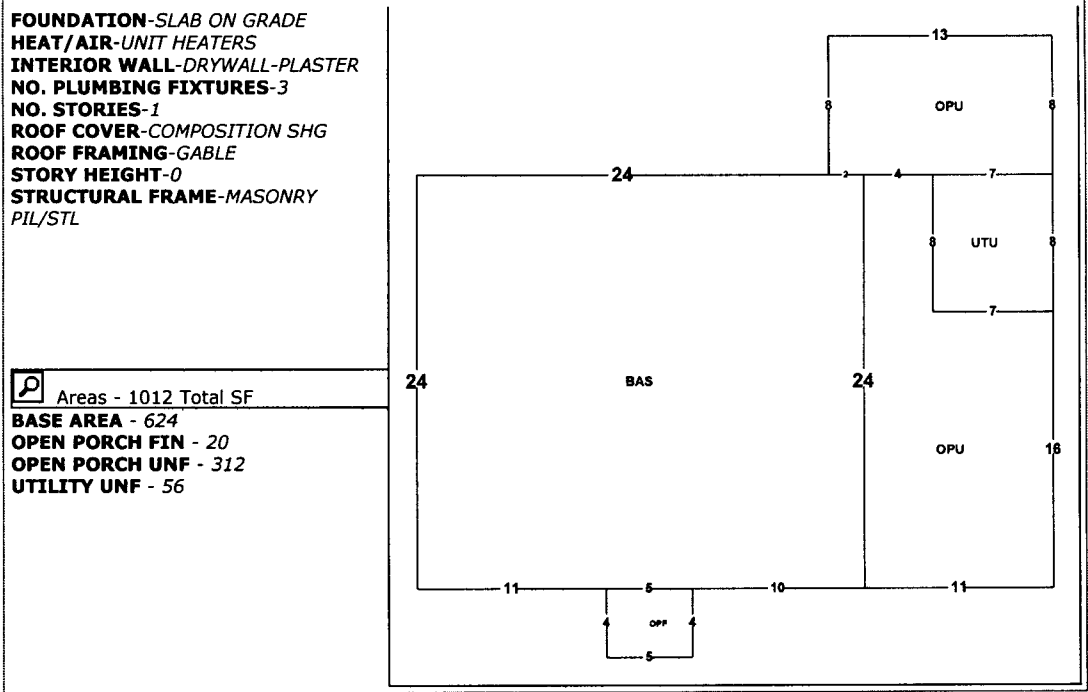
6.25

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

Date of Sale: November 4, 2019

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 10-0095-500 2017



Images



1/25/18

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:05/01/2019 (tc.5747)



Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

Reference: 352S311000022013
Account: 100095500
Owners: VANDERVER JAMES ALLEN &
VANDERVER PAMELA ANN
Mail: 1703 ATHENS AVE
PENSACOLA, FL 32507
Situs: 3207 GRAUPERA ST 32507
Use Code: SINGLE FAMILY RESID ☒
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2018	\$6,900	\$22,665	\$29,565	\$29,565
2017	\$6,900	\$20,702	\$27,602	\$27,602
2016	\$6,900	\$20,049	\$26,949	\$26,949

[Disclaimer](#)

Tax Estimator

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

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/11/2012	6885	406	\$25,000	WD	View Instr
11/1979	1390	984	\$12,500	WD	View Instr
03/1979	1320	103	\$100	QC	View Instr
01/1976	1052	146	\$12,600	WD	View Instr
01/1975	865	990	\$10,900	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2018 Certified Roll Exemptions

None

Legal Description

W 60 FT OF LTS 22 23 24 BLK 13 BEACH HAVEN PLAT DB 46
P 51 OR 6885 P 406 SEC 54/35 T 2S R 30/31

Extra Features

None

Parcel Information

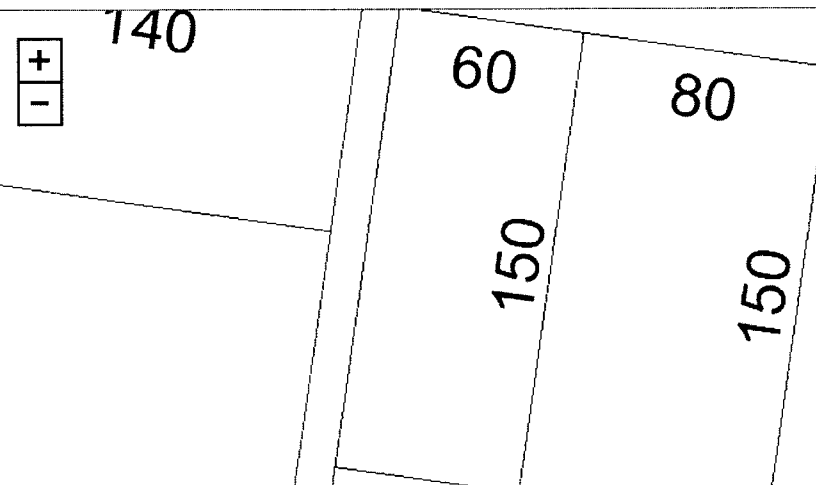
[Launch Interactive Map](#)

Section Map Id:
35-2S-31-2

Approx. Acreage:
0.2063

Zoned: ☒
HDMU

Evacuation & Flood Information
[Open Report](#)



Florida

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

Buildings

Address: 3207 GRAUPERA ST, Year Built: 1958, Effective Year: 1958

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-ASPHALT TILE

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 05258**, 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:

W 60 FT OF LTS 22 23 24 BLK 13 BEACH HAVEN PLAT DB 46 P 51 OR 6885 P 406 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100095500 (19-553)

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

JAMES ALLEN VANDERVER and PAMELA ANN VANDERVER

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 November, which is the **4th day of November 2019**.

Dated this 9th day of May 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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2011 SEP 30 A 9 33
COUNTY CIVIL DIVISION
FILED & RECORDED

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:

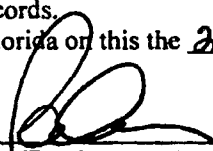
Plaintiff whose address is P.O. Box 85015 Richmond, VA 23285 shall recover from
Defendant(s) JAMES VANDERVER the principal sum of \$2,430.15, court costs in the amount
of \$325.00, interest in the amount of \$1,325.74, and in addition attorney's fees in the amount of
500.00, that shall bear interest 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.

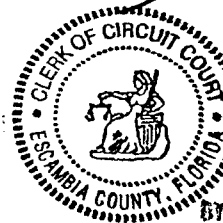
Jurisdiction of this case is retained to enter further orders that are proper to compel the
Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney. The Fact
Information Sheet need not be recorded in the Public Records.

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

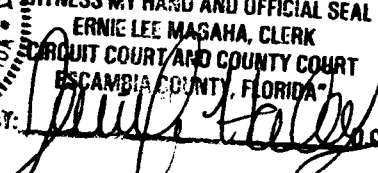

COUNTY COURT JUDGE

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: 

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 \$22,500.00 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

James Randolph
Witness Signature

Tracy Hausfeld
Witness Printed Name

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me this 11th day of July, 2012, by James Allen 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.

SEAL

Linda G. Salter
Notary Public State of Florida
My Commission No. EF61821
My Commission Expires June 17, 2016

Linda G. Salter
Notary Public

Printed Notary Name

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: July 11th, 2012

NOTE

PENSACOLA, FL

AMOUNT: **\$22,500.00**

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 **\$22,500.00 (Twenty-Two 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 **\$189.87** 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 **July 11th, 2027**, 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 endorsers 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 Hwy, Pensacola, FL 32507** or such other place as shall be designated by the holder of this note in writing.

Return to:

SURETY LAND TITLE OF FLORIDA, LLC
2600 NORTH 12TH AVE.
PENSACOLA, FL 32503

This Instrument Prepared By:

Linda Salter
SURETY LAND TITLE OF FLORIDA, LLC
2600 NORTH 12TH AVE.
PENSACOLA, FL 32503
TELEPHONE: 850-549-2270

File No. 1205-326

THIS MORTGAGE DEED

Executed the 11th day of July, 2012 by:

James Allen 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:

The West 60 feet of Lots 22, 23, 24, Block 13, Beach Haven, a subdivision of a portion of Sections 35 and 54, Township 2 South, Ranges 30 and 31 West, Escambia County, Florida, according to the plat thereof, recorded in Deed Book 46, Page 51, of the Public Records of said County.

RECORDED AS RECEIVED

**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: 3207 Graupera Street, Pensacola, FL 32507

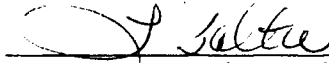
the County (x) has accepted () has not accepted the abutting roadway for maintenance.

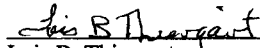
This form completed by: Linda G Salter
Surety Land Title, Inc.
2600 North 12th Avenue
Pensacola, FL 32503

AS TO SELLER (S):

Witness to Seller(s):


Otto E. Thiergart

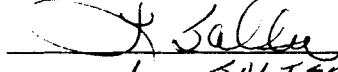

L. SALTER


Lois B. Thiergart

AS TO BUYER (S):

Witness to Buyer(s):


James Allen Vanderver


L. SALTER


Pamela Ann Vanderver

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

RECORDED AS RECEIVED

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Linda Salter

SURETY LAND TITLE OF FLORIDA, LLC

2600 NORTH 12TH AVE.

PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Numbers: 352S31-1000-022-013

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 11th day of July, 2012 by Otto E. Thiergart and Lois B. Thiergart, husband and wife, whose post office address is 9195 Gulf Beach Hwy, Pensacola, FL 32507 herein called the grantors, to James Allen Vanderver and Pamela Ann Vanderver, husband and wife, whose post office address is 1703 Athens Avenue, 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)

W I T N E S S E T H: 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.:

The West 60 feet of Lots 22, 23, 24, Block 13, Beach Haven, a subdivision of a portion of Sections 35 and 54, Township 2 South, Ranges 30 and 31 West, Escambia County, Florida, according to the plat thereof, recorded in Deed Book 46, Page 51, of the Public Records of said County.

Subject to easements, restrictions and reservations of record and taxes for the year 2012 and thereafter.

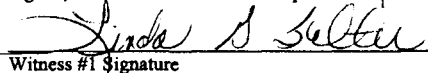
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

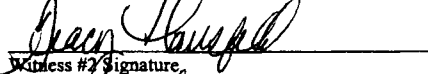
AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011

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

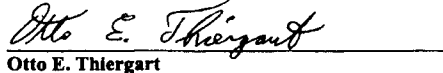
Signed, sealed and delivered in the presence of:

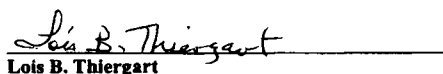

Witness #1 Signature

LINDA G. SALTER
Witness #1 Printed Name


Witness #2 Signature

Tracy Hausfeld
Witness #2 Printed Name


Otto E. Thiergart

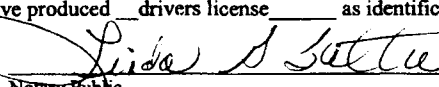

Lois B. Thiergart

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of July, 2012 by Otto E. Thiergart and Lois B. Thiergart who are personally known to me or have produced drivers license as identification.

SEAL


Notary Public

Printed Notary Name

My Commission Expires:

Linda G. Salter
Notary Public State of Florida
My Commission No. 00001021
My Commission Expires June 17, 2015

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: 11-4-2019

TAX ACCOUNT NO.: 10-0095-500

CERTIFICATE NO.: 2017-5258

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.

Allen Vanderver
Pamela Ann Vanderver
1703 Athens Ave.
Pensacola, FL 32507
and
3207 Graupers St.
Pensacola, FL 32507

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

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

Certified and delivered to Escambia County Tax Collector,
this 8th day of August, 2019.

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.: 15313

August 8, 2019

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

1. That certain mortgage executed by Allen Vanderver and Pamela Ann Vanderver, husband and wife in favor of Otto Thiergart and Lois B. Thiergart dated 07/11/2012 and recorded 07/19/2012 in Official Records Book 6885, page 408 of the public records of Escambia County, Florida, in the original amount of \$22,500.00.
2. Judgment filed by Capital One Bank (USA), N.A. in O.R. Book 6776, page 1720.
3. Taxes for the year 2016-2018 delinquent. The assessed value is \$29,565.00. Tax ID 10-0095-500.

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.: 15313

August 8, 2019

The West 60 feet of Lots 22, 23, 24, Block 13, Beach Haven, as per plat thereof, recorded in Deed Book 46, Page 51, of the Public Records of Escambia County, Florida

19-553

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.: 15313

August 8, 2019

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 08-08-1999, through 08-08-2019, and said search reveals the following:

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

Allen 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: 

August 8, 2019

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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W 60 FT OF LTS 22 23 24 BLK 13 BEACH HAVEN PLAT DB 46 P 51 OR 6885 P 406 SEC 54/35 T 2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100095500 (19-553)

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

JAMES ALLEN VANDERVER and PAMELA ANN VANDERVER

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 November, which is the 4th day of November 2019.

Dated this 13th 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.

Personal Services:

PAMELA ANN VANDERVER
1703 ATHENS AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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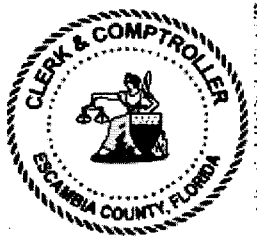
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PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

3207 GRAUPERA ST 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05258 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 19, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES ALLEN VANDERVER 1703 ATHENS AVE PENSACOLA, FL 32507	PAMELA ANN VANDERVER 1703 ATHENS AVE PENSACOLA, FL 32507
JAMES ALLEN VANDERVER 3207 GRAUPERS ST PENSACOLA FL 32507	PAMELA ANN VANDERVER 3207 GRAUPERS ST PENSACOLA FL 32507
OTTO E & LOIS B THIERGART 9195 GULF BEACH HWY PENSACOLA FL 32507	CAPITAL ONE BANK (USA) NA PO BOX 85015 RICHMOND VA 23285
JAMES VANDERVER 6421 MYRTLE HILL CIRCLE PENSACOLA FL 32506	

WITNESS my official seal this 19th day of September 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

19-553

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV042896NON

Agency Number: 19-012243

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05258 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES ALLEN VANDERVER AND PAMELA ANN VANDERVER

Defendant:

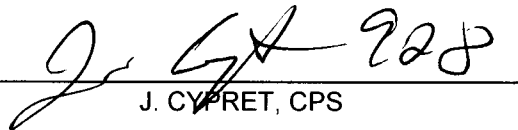
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/19/2019 at 3:38 PM and served same at 11:05 AM on 9/24/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Post Property:

3207 GRAUPERA ST 32507



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

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Personal Services:

PAMELA ANN VANDERVER
1703 ATHENS AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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1703 ATHENS AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
19- 553

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV042894NON

Agency Number: 19-012242

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05258 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES ALLEN VANDERVER AND PAMELA ANN VANDERVER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 9/19/2019 at 3:38 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for PAMELA ANN VANDERVER , Writ was returned to court UNEXECUTED on 10/11/2019 for the following reason:

MADE SEVERAL ATTEMPTS TO SERVE SUBJECT AT 1703 ATHENS AVENUE; HOWEVER, PROPERTY APPEARS ABANDONED AND UNABLE TO SERVE PRIOR TO SERVE BY DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. Cypret 928
J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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JAMES ALLEN VANDERVER
1703 ATHENS AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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1703 ATHENS AVE
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
19- 553

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV042891NON

Agency Number: 19-012241

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05258 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES ALLEN VANDERVER AND PAMELA ANN VANDERVER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

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DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


J. CYPRET, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: MLDENISCO

JAMES ALLEN VANDERVER [19-553]
1703 ATHENS AVE
PENSACOLA, FL 32507

9171 9690 0935 0128 2053 46

PAMELA ANN VANDERVER [19-553]
1703 ATHENS AVE
PENSACOLA, FL 32507

9171 9690 0935 0128 2053 39

JAMES ALLEN VANDERVER [19-553]
3207 GRAUPERS ST
PENSACOLA FL 32507

9171 9690 0935 0128 2053 22

PAMELA ANN VANDERVER [19-553]
3207 GRAUPERS ST
PENSACOLA FL 32507

9171 9690 0935 0128 2053 15

OTTO E & LOIS B THIERGART [19-553]
9195 GULF BEACH HWY
PENSACOLA FL 32507

9171 9690 0935 0128 2053 08

CAPITAL ONE BANK (USA) NA
[19-553]
PO BOX 85015
RICHMOND VA 23285

9171 9690 0935 0128 2052 92

JAMES VANDERVER [19-553]
6421 MYRTLE HILL CIRCLE
PENSACOLA FL 32506

9171 9690 0935 0128 2052 85

Contact

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

2019 OCT 15 10 26
CLERK OF THE CIRCUIT COURT
PENSACOLA, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 2052 85

NEOPOST

09/19/2019

US POSTAGE \$005.60



ZIP 32502

041M11272965

K/L

6421 7 1A

JAMES VANDERWER [19-553]
6421 MYRTLE HILL CIRCLE
PENSACOLA FL 32506

322 SEP 1 9 46/10/19

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 3250258535 *2087-06700-19-45

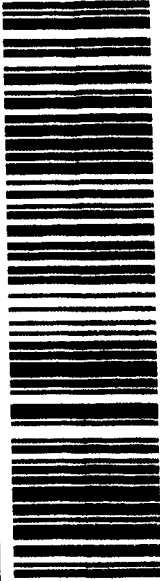
UNC 3250258535

3250635708

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS
221 PALAFOX PLACE, SUITE 110
PENSACOLA, FL 32502
OCT 15 11 28 AM '19
5/2/19

CERTIFIED MAIL™



9171 9690 0935 0128 2053 22

NEOPOST
09/19/2019
US POSTAGE \$005.60
ZIP 32502
041M11272965

JAMES ALLEN VANDERVER [19-553]
3207 GRAUPERS ST
PENSACOLA FL 32507

322 DE L
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 3250258335 2087-06712-19-45
5250258335
3250781527 C

CERTIFIED MAIL™



9171 9690 0935 0128 2053 15

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT
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221 PALAFOX PLACE, SUITE 110
PENSACOLA, FL 32502
OCT 15 11 28 AM '19
5/2/19

NEOPOST
09/19/2019
US POSTAGE \$005.60
ZIP 32502
041M11272965

PAMELA ANN VANDERVER [19-553]
3207 GRAUPERS ST
PENSACOLA FL 32507

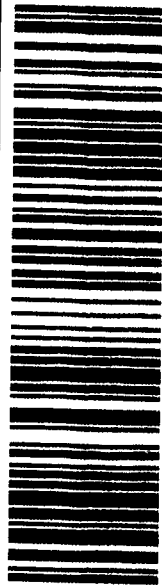
322 DE L
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 3250258335 2087-06712-19-45
5250258335
3250781527 C

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CLERK
2017 SEP 25 10 21 43
IA COURT

CERTIFIED MAIL™



9171 9690 0935 0128 2053 46

NEOPOST
09/19/2019
US POSTAGE \$005.60
ZIP 32502
041M11272965



JAMES ALLEN VANDERVER [19-553]
1703 ATHENS AVE
PENSACOLA, FL 32507

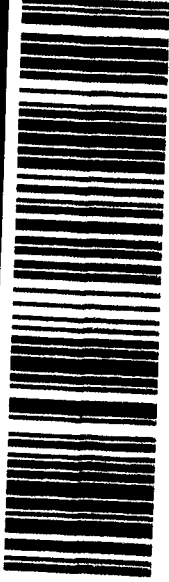
VAC
3250235333
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3250235333
3250731511 0016
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

Pam Childers
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Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

2019 SEP 27 P 2:43
LETTER

CERTIFIED MAIL™



9171 9690 0935 0128 2053 39

NEOPOST
09/19/2019
US POSTAGE \$005.60
ZIP 32502
041M11272965

PAMELA ANN VANDERVER [19-553] AVE 522 DE A 5555/22/14
1703 ATHENS AVE
PENSACOLA, FL 32507
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
VAC 80: 5555/22/14 2057-08713-19-45
52502-5833

CERTIFIED MAIL™



9171 9690 0935 0128 2052 92

NEOPOST
09/19/2019
US POSTAGE \$005.60

LETTER
RETURN TO SENDER
CAPITAL ONE BANK
BOX CLOSED
UNABLE TO FORWARD
RETURN TO SENDER
52502-5833 2057-08713-19-45

CAPITAL ONE BANK (USA) NA
[19-553]
PO BOX 85015
RICHMOND VA 23285

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

2019 SEP 27 P 2:12
LETTER

32502-5833
2028555015 B035
LETTER

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 8093, Page 897, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05258, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 100095500 (19-553)

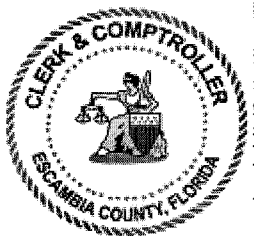
DESCRIPTION OF PROPERTY:

W 60 FT OF LTS 22 23 24 BLK 13 BEACH HAVEN PLAT DB 46 P 51 OR 6885 P 406 SEC 54/35 T
2S R 30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: JAMES ALLEN VANDERVER and PAMELA ANN VANDERVER

Dated this 21st day of October 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

SALE DATE – 11-04-2019 – TAX CERTIFICATE # 05258

in the CIRCUIT Court
was published in said newspaper in the issues of

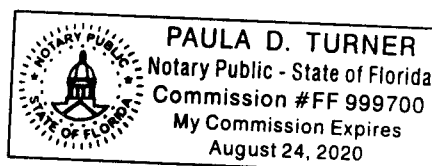
OCTOBER 3, 10, 17, 24, 2019

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 24TH day of OCTOBER
A.D., 2019

PAULA D. TURNER
NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 05258, 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:

W 60 FT OF LTS 22 23 24 BLK 13
BEACH HAVEN PLAT DB 46 P 51 OR
6885 P 406 SEC 54/35 T 2S R 30/31 SEC-
TION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100095500
(19-553)

The assessment of the said property under the said certificate issued was in the name of JAMES ALLEN VANDERVER and PAMELA ANN VANDERVER

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 November, which is the 4th day of November 2019.

Dated this 19th 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.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-10-03-10-17-24-2019



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



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twitter.com/escambiatc



SCAN TO PAY ONLINE

2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-0095-500	06		3525311000022013

VANDERVER JAMES ALLEN &
VANDERVER PAMELA ANN
1703 ATHENS AVE
PENSACOLA, FL 32507

PROPERTY ADDRESS:

3207 GRAUPERA ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

19-553
Redeemed
17/5258

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	31,308	0	31,308	207.15
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	31,308	0	31,308	65.72
BY STATE LAW	3.9440	31,308	0	31,308	123.48
WATER MANAGEMENT	0.0327	31,308	0	31,308	1.02
SHERIFF	0.6850	31,308	0	31,308	21.45
M.S.T.U. LIBRARY	0.3590	31,308	0	31,308	11.24

TOTAL MILLAGE

13.7362

AD VALOREM TAXES

\$430.06

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

W 60 FT OF LTS 22, 23, 24 BLK 13 BRACH HAVEN
PLAT DB 46 P 51 OR 6885 P 406 SEC 54/
See Additional Legal on Tax Roll

FP FIRE PROTECTION

125.33

NON-AD VALOREM ASSESSMENTS

\$125.33

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS

\$555.39

If Paid By Please Pay	Nov 30, 2019	Dec 31, 2019	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020
	\$533.17	\$538.73	\$544.28	\$549.84	\$555.39

RETAIN FOR YOUR RECORDS

2019 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2019
	533.17

AMOUNT IF PAID BY	Dec 31, 2019
	538.73

AMOUNT IF PAID BY	Jan 31, 2020
	544.28

AMOUNT IF PAID BY	Feb 29, 2020
	549.84

AMOUNT IF PAID BY	Mar 31, 2020
	555.39

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
10-0095-500
PROPERTY ADDRESS
3207 GRAUPERA ST

VANDERVER JAMES ALLEN &
VANDERVER PAMELA ANN
1703 ATHENS AVE
PENSACOLA, FL 32507