

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900088

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
PO BOX 775311  
CHICAGO, IL 60677,

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
10-1374-511	2017/5483	06-01-2017	LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7511 P 1253

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  
FCAP AS CUSTODIAN FOR FTCFIMT, LLC  
FL TAX CERT FUND I MUNI TAX, LLC  
PO BOX 775311  
CHICAGO, IL 60677

04-12-2019  
Application Date

\_\_\_\_\_  
Applicant's signature

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1900088

**Date of Tax Deed Application**  
Apr 12, 2019

This is to certify that **FCAP AS CUSTODIAN FOR FTCFIMT, LLC**  
**FL TAX CERT FUND I MUNI TAX, LLC**, holder of **Tax Sale Certificate Number 2017 / 5483**, 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: **10-1374-511**

**Cert Holder:**  
**FCAP AS CUSTODIAN FOR FTCFIMT, LLC**  
**FL TAX CERT FUND I MUNI TAX, LLC**  
**PO BOX 775311**  
**CHICAGO, IL 60677**

**Property Owner:**  
**MCGHEE TERRI PATRICIA**  
**2853 HIDDEN SPRINGS DR**  
**PENSACOLA, FL 32526**

**LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7511 P 1253**

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
2017/5483	10-1374-511	06/01/2017	1,121.34	56.07	1,177.41

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
2018/5498	10-1374-511	06/01/2018	1,119.87	6.25	55.99	1,182.11

## 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	2,359.52
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,064.81
4. Property Information 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)	3,799.33

## 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 23rd day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 3, 2019

By

*Jennifer N. Cassidy*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
10-1374-511 2017



# 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:** 372S311200000004  
**Account:** 101374511  
**Owners:** MCGHEE TERRI PATRICIA  
**Mail:** 2853 HIDDEN SPRINGS DR  
 PENSACOLA, FL 32526  
**Situs:** 2853 HIDDEN SPRINGS DR 32526  
**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	\$12,000	\$52,802	\$64,802	\$64,802
2017	\$12,350	\$48,231	\$60,581	\$60,581
2016	\$12,350	\$47,300	\$59,650	\$59,650

[Disclaimer](#)

### Tax Estimator

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

### Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/28/2016	7599	408	\$38,500	WD	<a href="#">View Instr</a>
03/21/2016	7511	1253	\$66,000	WD	<a href="#">View Instr</a>
03/30/2015	7324	1317	\$30,000	QC	<a href="#">View Instr</a>
07/2007	6191	786	\$77,500	WD	<a href="#">View Instr</a>
07/2005	5690	1393	\$290,000	WD	<a href="#">View Instr</a>
02/2005	5589	579	\$130,000	WD	<a href="#">View Instr</a>
01/1989	2655	980	\$100	WD	<a href="#">View Instr</a>

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

### 2018 Certified Roll Exemptions

None

### Legal Description

LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7599 P 408

### Extra Features

None

### Parcel Information

[Launch Interactive Map](#)

### Section Map

**Id:**  
[37-2S-31-1](#)

**Approx. Acreage:**  
 0.1170

**Zoned:**   
 HDR

**Evacuation & Flood Information**  
[Open Report](#)



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

### Buildings

Address: 2853 HIDDEN SPRINGS DR, Year Built: 1988, Effective Year: 1988

### Structural Elements

**DECOR/MILLWORK-AVERAGE**

**DWELLING UNITS-1**

**EXTERIOR WALL-SIDING-LAP.AAVG**

**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-CORRUGATED METL**  
**ROOF FRAMING-GABLE-HI PITCH**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**



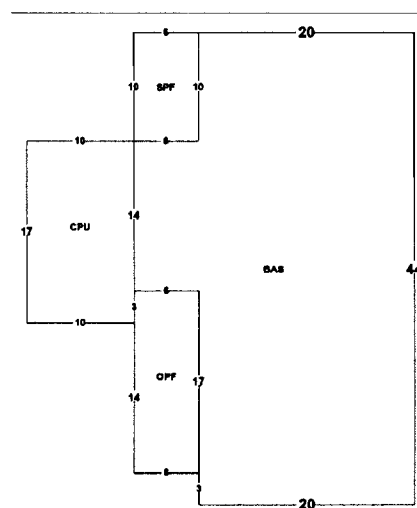
Areas - 1296 Total SF

**BASE AREA - 964**

**CARPORT UNF - 170**

**OPEN PORCH FIN - 102**

**SCRN PORCH FIN - 60**



Images



8/18/16

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

Last Updated:04/25/2019 (tc.10159)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2019037057 4/29/2019 4:02 PM  
OFF REC BK: 8086 PG: 366 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC** holder of Tax Certificate No. **05483**, 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 4 HIDDEN SPRINGS PB 13 P 91 OR 7511 P 1253**

**SECTION 37, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101374511 (19-419)**

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

**TERRI PATRICIA MCGHEE**

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 Tuesday** in the month of September, which is the **3rd day of September 2019**.

Dated this 26th day of April 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

Filing # 77624007 E-Filed 09/08/2018 03:40:42 PM

**IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA**

**CAPITAL ONE BANK (USA), N.A.  
4851 Cox Rd.  
Glen Allen, VA 23060**

**Plaintiff,**

**vs.**

**Case No. 2018 SC 002625  
Division 5**

**TERRI P. MCGHEE  
2853 Hidden Springs Circle  
Pensacola, FL 32526**

**Defendant.**

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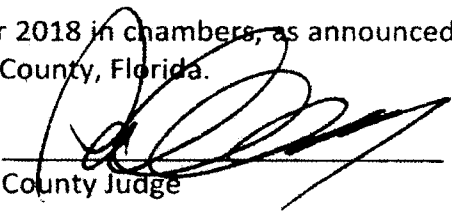
**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on August 8, 2018, the plaintiff appeared but the defendant did not after being properly served. Therefore it is

ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$4,676.94 for which let execution issue.

FURTHER ORDERED that the defendant shall complete the attached Fact Information Sheet and return it together with any documents required to **BROCK & SCOTT, 1315 Westbrook Plaza Drive, Winston-Salem, NC 27103**. This is mandatory. Failure to complete and return the Fact Information Sheet together with all documents required within 45 days may result in up to 180 days county jail and/or a fine of up to \$500.00/day unless the judgment is paid in full or a Notice of Appeal is filed.

DONE AND ORDERED this 8th day of September 2018 in chambers, as announced in open court on August 8, 2018, Pensacola, Escambia County, Florida.

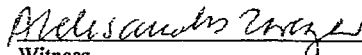
  
County Judge

cc: Brock & Scott, PLLC, Attorneys for Plaintiff  
Defendant

IN WITNESS WHEREOF, first party has signed and sealed these present as of the date first set forth above.

Signed, sealed and delivered in our presence:

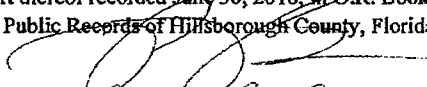
  
Witness  
Printed Name Jennifer Cuenca

  
Witness  
Printed Name: ALEKSANDRA D. ZWERGER

State of FLORIDA  
County of HILLSBOROUGH

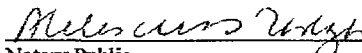
Grantor:  
**FEDERAL HOME LOAN MORTGAGE CORPORATION**


By: Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A. n/k/a Kass Shuler, P.A., as Its Attorney in Fact, pursuant to Limited Power of Attorney recorded May 31, 2012, in O.R. Book 21152, Page 440, and Affidavit in support thereof recorded June 30, 2016, in O.R. Book 24200, Page 187, both of the Public Records of Hillsborough County, Florida.

By:   
Print Name: Peter Baker  
Title: an authorized signatory

Peter Baker  
Federal Home Loan Mortgage Corporation  
By Kass Shuler, P.A. As Its Attorney-In-Fact

The foregoing instrument was acknowledged before me this 28 day of September, 2016, by Peter Baker as an authorized signatory for Kass, Shuler, Solomon, Spector, Foyle & Singer, P.A. n/k/a Kass Shuler, P.A., Attorney in Fact for Federal Home Loan Mortgage Corporation, who is personally known to me.

  
Notary Public  
Print Name: ALEKSANDRA D. ZWERGER  
My Commission No.: 7723/2017

(Notary Seal)  
  
ALEKSANDRA D. ZWERGER  
MY COMMISSION # FF 038758  
EXPIRES: July 23, 2017  
Backed Thru Budget Notary Services

Prepared By:  
Richard S. McIver, Esquire  
Kass Shuler, PA  
PO Box 800  
Tampa, FL 33601  
File No: 163018  
Parcel No.: 372S311200000004

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 28<sup>th</sup> day of September, 2016, between Federal Home Loan Mortgage Corporation, whose mailing address is 8200 Jones Branch Dr, Mc Lean, VA 22102, herein called Grantor, and Terri Patricia McGhee, a single woman, whose mailing address is 2853 Hidden Springs Circle, Pensacola, FL 32526, herein called Grantee,

(When used in this instrument, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural)

**WITNESSETH:** Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs, legal representatives, successors and assigns, all that certain land, situate in Escambia County, Florida, to wit:

**Lot 4, Hidden Springs, a Planned Unit Development, Subdivision of The Joseph Pol Grant, Section 37, Township 2 South, Range 31 West, according to the plat thereof, recorded in Plat Book 13, Page 91, of the Public Records of Escambia County, Florida.**

**AKA: 2853 Hidden Springs Circle, Pensacola, FL 32526**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements of record if any and taxes and assessments for the current year and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 Grantor hereby covenants with said Grantee, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE ON FOLLOWING PAGE]



# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-3-2019

TAX ACCOUNT NO.: 10-1374-511

CERTIFICATE NO.: 2017-5483

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.

Terri Patricia McGhee  
2853 Hidden Springs Dr.  
Pensacola, FL 32526

Capital One Bank (USA), N.A.  
4851 Cox Rd.  
Glen Allen, VA 23060

Certified and delivered to Escambia County Tax Collector,  
this 7th day of May, 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.: 15175

May 7, 2019

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

1. Judgment filed by Cappital One Bank (USA), N.A. recorded in O.R. Book 7966, page 30.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$64,802.00. Tax ID 10-1374-511.

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.: 15175

May 7, 2019

**Lot 4, Hidden Springs, a Planned Unit Development, as per plat thereof, recorded in Plat Book 13, Page 91, of the Public Records of Escambia County, Florida**

19-419

# **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.: 15175

May 7, 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 05-07-1999, through 05-07-2019, and said search reveals the following:

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

Terri Patricia McGhee

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 7, 2019

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 3, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 05483, 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 4 HIDDEN SPRINGS PB 13 P 91 OR 7511 P 1253

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

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Dated this 15th day of July 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:

**TERRI PATRICIA MCGHEE**  
2853 HIDDEN SPRINGS DR  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

**2853 HIDDEN SPRINGS DR 32526**



**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 # 05483 of 2017**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 18, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

TERRI PATRICIA MCGHEE 2853 HIDDEN SPRINGS DR PENSACOLA, FL 32526	CAPITAL ONE BANK (USA) NA 4851 COX RD GLEN ALLEN VA 23060
--	---

WITNESS my official seal this 18th day of July 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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**LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7511 P 1253**

**SECTION 37, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101374511 (19-419)**

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

**TERRI PATRICIA MCGHEE**

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 Tuesday** in the month of September, which is the **3rd day of September 2019**.

Dated this 15th day of July 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:**

**TERRI PATRICIA MCGHEE**  
**2853 HIDDEN SPRINGS DR**  
**PENSACOLA, FL 32526**

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

19-419

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO19CIV032819NON

**Agency Number:** 19-009993

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05483 2017

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: TERRI PATRICIA MCGHEE

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/18/2019 at 7:24 AM and served same on TERRI PATRICIA MCGHEE , at 7:00 AM on 7/30/2019 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: S.D. Stine 824  
S. STINE, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: KMJACKSON

**WARNING**

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 3, 2019, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFIMT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 05483, 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 4 HIDDEN SPRINGS PB 13 P 91 OR 7511 P 1253**

**SECTION 37, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101374511 (19-419)**

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

**TERRI PATRICIA MCGHEE**

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** Tuesday in the month of September, which is the **3rd day of September 2019.**

Dated this 15th day of July 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.

**Post Property:**

**2853 HIDDEN SPRINGS DR 32526**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

19-419

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO19CIV032814NON

**Agency Number:** 19-009992

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05483 2017

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: TERRI PATRICIA MCGHEE

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/18/2019 at 7:24 AM and served same at 12:41 PM on 7/18/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: S.D. Stine 926  
S. STINE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON



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

**Tax Deed - Redemption Calculator**

**Account: 101374511 Certificate Number: 005483 of 2017**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/03/2019"/>	Redemption Date <input type="text" value="08/19/2019"/>
Months	5	4
Tax Collector	<input type="text" value="\$3,799.33"/>	<input type="text" value="\$3,799.33"/>
Tax Collector Interest	\$284.95	\$227.96
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,090.53	<u>\$4,033.54</u> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$35.03	\$28.02
Total Clerk	\$502.03	<u>\$495.02</u> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$11.20"/>	<input type="text" value="\$11.20"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	\$4,623.76	\$4,559.76
	Repayment Overpayment Refund Amount	\$64.00
Book/Page	<input type="text" value="8086"/>	<input type="text" value="366"/>

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 # 2017 TD 005483**

**Redeemed Date 08/19/2019**

**Name STEVEN D MCGHEE 7698 SOUTH 2325 EAST COTTONWOOD HEIGHT UT 84121**

Clerk's Total = TAXDEED	\$502.03 <b>\$4488.56</b>
Due Tax Collector = TAXDEED	\$4,090.53
Postage = TD2	\$11.20
ResearcherCopies = TD6	\$3.00
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

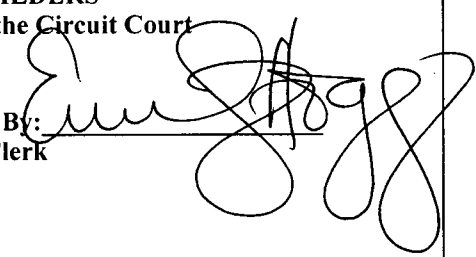
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 101374511 Certificate Number: 005483 of 2017**

**Payor: STEVEN D MCGHEE 7698 SOUTH 2325 EAST COTTONWOOD HEIGHT UT 84121  
Date 08/19/2019**

Clerk's Check #	1	Clerk's Total	\$502.03
Tax Collector Check #	1	Tax Collector's Total	\$4,090.53
		Postage	\$11.20
		Researcher Copies	\$3.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,623.76</del>

**\$4488.56**  
**\$4519.76**

**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>**

## 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 8086, Page 366, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05483, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **101374511 (19-419)**

DESCRIPTION OF PROPERTY:

**LT 4 HIDDEN SPRINGS PB 13 P 91 OR 7511 P 1253**

**SECTION 37, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: TERRI PATRICIA MCGHEE

Dated this 19th day of August 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

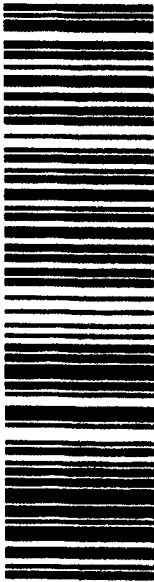
By:  
Emily Hogg  
Deputy Clerk



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

2019 JUL 18  
L/N  
7-18

**CERTIFIED MAIL™**



9171 9690 0935 0128 2839 00

NEODPOST  
07/17/2019  
**US POSTAGE \$005.60**  
  
ZIP 32502  
041M11272965

TERRI PATRICIA MCGHEE [19-419]  
2853 HIDDEN SPRINGS DR  
PENSACOLA, FL 32526

322 DE 1 0908/09/19  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC 3250258335 \*2087-11975-17-45  
325025833  
325025833000 C

TERRI PATRICIA MCGHEE [19-419]  
2853 HIDDEN SPRINGS DR  
PENSACOLA, FL 32526

**9171 9690 0935 0128 2839 00**

CAPITAL ONE BANK (USA) NA  
[19-419]  
4851 COX RD  
GLEN ALLEN VA 23060

**9171 9690 0935 0128 2839 17**

Contact -  
owner  
& Sheriff  
Served



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 - 09-03-2019 - TAX CERTIFICATE # 05483

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

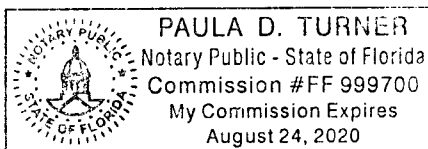
AUGUST 1, 8, 15 & 22, 2019

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 22ND day of AUGUST  
 A.D., 2019

PAULA D. TURNER  
 NOTARY PUBLIC



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FCAP AS CUSTODIAN FOR FTCFMT LLC FL TAX CERT FUND I MUNI TAX LLC holder of Tax Certificate No. 05483, 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 4 HIDDEN SPRINGS PB 13 P 91 OR 7511 P 1253 SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101374511 (19-419)

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

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 Tuesday in the month of September, which is the 3rd day of September 2019.

Dated this 18th day of July 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

oaw-4w-08-01-08-15-22-2019

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

**CERTIFIED MAIL™**



9171 9690 0935 0128 2839 00

NEOPOST

07/17/2019

**US POSTAGE \$005.60**



ZIP 32502

041M11272965

6/18  
7-18

TERRI PATRICIA MCGHEE [19-419]  
2853 HIDDEN SPRINGS DR  
PENSACOLA, FL 32526

322 DE 1 0008/09/19

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC BC: 3250258335 \*2087-11975-17-45

UNC

325025833

325263000 C

TERRI PATRICIA MCGHEE [19-419]  
2853 HIDDEN SPRINGS DR  
PENSACOLA, FL 32526

**9171 9690 0935 0128 2839 00**

CAPITAL ONE BANK (USA) NA  
[19-419]  
4851 COX RD  
GLEN ALLEN VA 23060

**9171 9690 0935 0128 2839 17**

*Contact-  
owner  
& Sheriff  
Served*