APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2100232

To: Tax Collector of ESC	CAMBIA COUNTY	_, Florida		
I, CITRUS CAPITAL HOLDINGS CITRUS CAPITAL HOLDINGS PO BOX 54226				
NEW ORLEANS, LA 70154-4				
nold the listed tax certificate a	and hereby surrender the	same to the Tax	Collector and make tax deed application thereor	n:
Account Number	Certificate No.	Date	Legal Description	
06-4172-050	2019/3227	06-01-2019	LT C BLK 2 1ST ADDITION TO MULWORTH PB 2 P 31 OR 7343 P 1775 CA 145	
I agree to:				
pay any current tax	es, if due and			
redeem all outstand	ling tax certificates plus i	nterest not in my p	possession, and	
 pay all delinquent a 	ind omitted taxes, plus in	terest covering the	e property.	
 pay all Tax Collecto. Sheriff's costs, if apple 	r's fees, property informa plicable.	tion report costs, C	Clerk of the Court costs, charges and fees, and	
Attached is the tax sale certif which are in my possession.	icate on which this applic	ation is based and	all other certificates of the same legal description	n
Electronic signature on file CITRUS CAPITAL HOLDIN	G8 11C			
CITRUS CAPITAL HOLDIN				
PO BOX 54226 NEW ORLEANS, LA 7015	54 4226			
			04-16-2021 Application Date	
Annlicar	nt'e eignatura			

Pai	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign h	nere: Date of sale 03/07/20 Signature, Clerk of Court or Designee)22

INSTRUCTIONS + C. 25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



CERTIFICATION OF TAX DEED APPLICATION

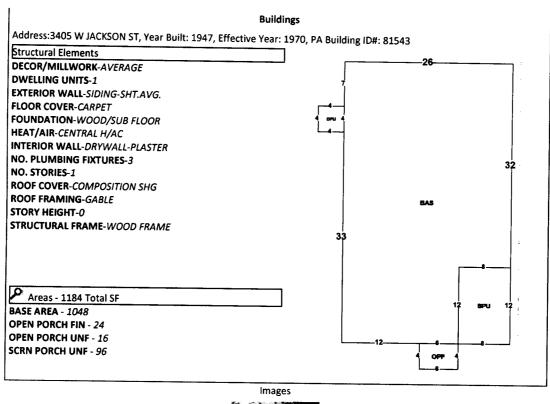
Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

0322-25

Part 1: Tax Deed	Application Infor	mation	*				0500-0
CITRUS CAPITAL HOLDINGS, LLC Applicant Name Applicant Address PO BOX 54226 NEW ORLEANS, LA 70154-4226						ation date	Apr 16, 2021
Property description	VANDERVER JAMI VANDERVER PAM 714 WINGATE ST			Certific	cate #	2019 / 3227	
	PENSACOLA, FL 3405 W JACKSON 06-4172-050 LT C BLK 2 1ST AE 31 OR 7343 P 1775	Date certificate issued 0		06/01/2019			
	es Owned by App				Applic		
Column 1 Certificate Numbe	Columi r Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/3227	06/01/20	019		936.42		46.82	983.24
						→Part 2: Total*	983.24
Part 3: Other Cei	tificates Redeeme	ed by App	licant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colur Face Am Other Ce	nount of	Column 4 Tax Collector's I	Fee	Column 5 Interest	Totai (Column 3 + Column 4 + Column 5)
# 2020/3483	06/01/2020		961.54		6.25	48.08	1,015.87
				· 1. · 1. · 1. · 1. · 1. · 1. · 1. · 1.	•	Part 3: Total*	1,015.87
Part 4: Tax Colle	ector Certified Am	ounts (Lin	nes 1-7)				
1. Cost of all certi	ficates in applicant's	possession	and other			by applicant Parts 2 + 3 above)	1,999.11
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes p	paid by the applicant						901.43
4. Property inform	nation report fee						200.00
5. Tax deed appli	cation fee						175.00
6. Interest accrue	d by tax collector und	der s.197.54	2, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00
7.					Tota	l Paid (Lines 1-6)	3,275.54
	nformation is true and				y inform	ation report fee, an	d tax collector's fees
Sign here:	ice Lev	6				Escambia, Florid	

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



4/4/16

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:04/29/2021 (tc.3363)

Real Estate Search

Tangible Property Search

Sale List

	ode	unt Oke	rerenc						Printer Frie	endly Version
General Info	rmation					Assessn	nents			
Reference:		03302030	0002			Year	Land	Imprv	Total	Cap Val
Account:	06417					2020	\$5,251	\$49,806	\$55,057	\$55,05
Owners:		ERVER JAI ERVER PA		A A 1 A 1		2019	\$6,195	\$46,487	\$52,682	\$52,68
Mail:		INGATE S		ANN		2018	\$6,195	\$43,791	\$49,986	\$49,98
		COLA, FL							" 	
Situs:		V JACKSO						Disclaime	er	
Use Code:	SINGLE	FAMILY	RESID	م			Market '	Value Break	down Lette	r
Taxing Authority:	COUNT	ry mstu						Tax Estima	tor	
Tax Inquiry:	Open T	ax Inquir	<u>v Winc</u>	low		Eile	Son Nove I			
Tax Inquiry li	nk courtesy o	of Scott Lu	unsford	d .			or New F	lomestead E	xemption	Online
Escambia Cou	unty Tax Coll	ector					Rep	ort Storm D	amage	
Sales Data						2020 Ce	rtified Roll E	emptions		
Sale Date	Book Page	Value	Туре	Official Re		None		•		
05/11/2015	7343 1775	\$31,000	WD	C _b		<u> </u>				
04/1993	3396 623	\$100	CJ	D _a		II ~	scription			
02/1981	1518 447	\$25,900	WD	Ċ,	i		2 1ST ADDIT 775 CA 145	ION TO MULW	ORTH PB 2 P	31 OR
05/1979	1325 880	\$8,000		C _b		,545, 1	773 CA 143			
01/1976	1033 666	\$100		C _b						
Official Record						Extra Fea	atures			
Scambia Cou Comptroller	nty Clerk of	the Circui	t Cour	t and		None				
arcel formation						<u> </u>			Launch Inter	active Mag
				80					·	***************************************
ection ap ld:	[+]	- }	•	oU	- }	50	1	65		
145		1			- 1		- 1	05		105
		1			- 1		-			
prox. reage:		}			- 1		ol	_		
1722		-					150	50	S	
_		1			2		`	7		
ned: 🔎					5					
DR		1			- 1		- 1			
acuation		}					- 1		1	
Flood		{			-		1		1	
ormation	h	1			-1		- 1			
en port	EW S	0			-		- 1	J		
POLL	RANDVIEW	300			1		- 1			
1	2	J			-		1	1		
720	, · · ·	•						I		

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021055390 5/19/2021 3:53 PM
OFF REC BK: 8534 PG: 944 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 03227, issued the 1st day of June, A.D., 2019 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 C BLK 2 1ST ADDITION TO MULWORTH PB 2 P 31 OR 7343 P 1775 CA 145

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064172050 (0322-25)

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

JAMES A 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 March, which is the 7th day of March 2022.

Dated this 17th day of May 2021.

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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 # 2019 TD 003227 Redeemed Date 12/28/2021

Name JAMES VANDERVER 714 WINGATE ST PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$544.06 3877.89
Due Tax Collector = TAXDEED	\$3,\$22.25
Postage = TD2	\$6 0 .00
ResearcherCopies = TD6	\$0 ['] .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			
1995			FINANCIAL SUM	MARY	15 T. P. 15 15 18 18 18 18 18 18 18 18 18 18 18 18 18			
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: 064172050 Certificate Number: 003227 of 2019

Payor: JAMES VANDERVER 714 WINGATE ST PENSACOLA, FL 32507 Date 12/28/2021

Clerk's Check # 1	Clerk's Total \$344.96 38
Tax Collector Check # 1	Tax Collector's Total \$3,872.25
	Postage \$60.00
	Researcher Copies \$0.00
	Recording \$10.00
	Prep Fee \$7.00
	Total Received \$4,443.31

(850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

\$3,894.89

PAM CHILDERS
Clerk of the Circuit Court

Received By:_ Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502

89

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021140368 12/28/2021 11:57 AM
OFF REC BK: 8691 PG: 638 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 8534, Page 944, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03227, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 064172050 (0322-25)

DESCRIPTION OF PROPERTY:

LT C BLK 2 1ST ADDITION TO MULWORTH PB 2 P 31 OR 7343 P 1775 CA 145

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

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

Dated this 28th day of December 2021.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk Recorded in Public Records 7/1/2021 11:05 AM OR Book 8565 Page 1759, Instrument #2021072870, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

N	HIS INSTRUMENT PREPARED BY: ame: Janes Andle CVA ddress: 5445 Course Aug.	
Si	FATE OF FLORIDA DUNTY OF ESCAMBIA	
Pe	rmit NumberNOTICE OF	COMMENCEMENT Parcel ID Number (PID)
TE	TE UNDERSIGNED hereby gives notice that improvement will be stutes, the following information is provided in this Notice of Comm	amada ta anda la coll
	DESCRIPTION OF PROPERTY: (legal description of the	e properly and street address (S
2.	GENERAL DESCRIPTION OF IMPROVEMENT: PROPOSE Flooring & Trim Reduce	Vew Roof, Replace Drynell & Insulation
3.	OWNER INFORMATION: Name and address: James Vande ver Interest in property: Name and address of fee simple titleholder (if other than Ox	New Roof, Replace Drywell & Insulation. Let Interior Doors! Upgrade Windows. 3445 Burns Ave. Rensacola, FL 3250 AMERICANO.
4.	CONTRACTOR: (name, address and phone number):	rner) Fre Handy Man. (850) 455-6600
5.	SURETY: Name, address and phone number:	
6.	LENDER: (name, address and phone number)	
7.	Persons within the State of Florida designated by Owner w	pon whom notices or other documents may be served as provided by
8.		13(1)(b), Florida Statutes.
9.		date is I wear from the date of remarks and the
FLC A NO INSI BEF	RNING TO OWNER: ANY PAYMENTS MADE BY THE MENCEMENT ARE CONSIDERED IMPROPER PARTIES, AND CAN RESULT IN YOUR PAYOTICE OF COMMENCEMENT MUST BE RECORDE PECTION. IF YOU INTEND TO OBTAIN FINANCING ORE COMMENCING WORK OR RECORDING YOU	E OWNER AFTER THE EXPIRATION OF THE NOTICE OF YMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 YING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. ED AND POSTED ON THE JOB SITE BEFORE THE FIRST C. CONSULT WITH YOUR PROPERTY.
STA	TE OF FLORIDA	COUNTY OF ESCAMBIA
WN	ER'S SIGNATURE	James Vanderver OWNER'S PRINTED NAME
~	oregoing instrument was acknowledged before me this Who is personally kno VERIFICATI	day of 7, 20 21 by with to me OR who has produced identification ON PURSUANT TO § 92.525 FLORIDA STATUTES.
INDI ARE		PEAD THE EODECODIC AND THE METERS OF THE PEAD TH
IGN. AUTF	ATURE OF OWNER OR OWNER'S IORIZED OFFICER/DIRECTOR/PARTNER/MANAGER	NOTARY PUBLIC - STATE OF FLORIDA REDECCAC WALTERS
IGN.	ATORY'S TITLE/OFFICE	Octobrish of GG 914413 PRINT OR STAMP COMMISSIONED BAME OF NOTARY Enters the Collige North Services

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

Form 100.15

Revised 10/8/09

Recorded in Public Records 10/20/2011 at 10:04 AM OR Book 6776 Page 1720, Instrument #2011073763, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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)

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 35

intember, 2011.

COUNTY COURT JUDGE

Copies furnished to: HAYT, HAYT & LANDAU, P.L. 7765 SW 87 Ave, Suite 101 Miami, Fl 33173

JAMES VANDERVER 6421 MYRTLE HILL CIRCLE PENSACOLA, FL 32506 File #: 129557 5178057315671490 CIRCUIT "CERTIFIED TO DE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL ernie lee Magaha, Clerk ROUIT COURT/AND COUNTY COURT

> 00046474786 Dkt: CC1033 Pg#

BK: 7343 PG: 1779 Last Page

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 \$30,000.00 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 scaled these presents the day and year first above written.

Signed, sealed and delivered in our presence:

SEAL

(TWO WITNESSES REQUIRED)		0 12 2/1
Lada Suttu	<u> </u>	for Oller Valer L.S.
Witness Signature	<i>y</i>	James Allen Vanderver
LINDA SHUTER Witness Printed Name		Jamela Ann Vanderver Pamela Ann Vanderver
witness Frinted Name		714 Wingate, Pensacola, FL 32507
Wilness Signature		L.S.
Witness Printed Name		L.S.
STATE OF FLORIDA)	
COUNTY OF ESCAMBIA)	
Vanderver and Pamela Ann Va	anderver	before me this 11th day of May, 2015, by James Allen who are personally known to me or have produced and did (did not) take an oath.
		Notary Public
		Notary Fublic

Page 3 of 4, including the Note

Expires June 17, 2015 Printed Notary Name

my Public State of Florida Commission No. EE81821 BK: 7343 PG: 1778

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: May 11th, 2015

NOTE

PENSACOLA, FL

AMOUNT: \$30,000.00

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 \$30,000.00 (Thirty Thousand 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 \$253.16 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 May 11th, 2030, 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 Highway, Pensacola, FL 32507 or such other place as shall be designated by the holder of this note in writing.

Page 2 of 4, including the Note

Recorded in Public Records 05/13/2015 at 12:44 PM OR Book 7343 Page 1777, Instrument #2015036039, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 MTG Stamps \$105.00 Int. Tax \$60.00

Return to:

SURETY LAND TITLE OF FLORIDA, LLC 2600 N. 12th Avenue PENSACOLA, FL 32503

This Instrument Prepared By:

Linda Salter SURETY LAND TITLE OF FLORIDA, LLC 2600 N. 12th Avenue PENSACOLA, FL 32503 TELEPHONE: 850-549-2270

File No. 1405-606

THIS MORTGAGE DEED

Executed the 11th day of May, 2015 by:

James Allen Vanderver and Pamela Ann Vanderver, husband and wife

hereinafter called the mortgagors, to

Otto E. Thicrgart and Lois B. Thicrgart, 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:

Lot C, Block 2, First Addition to Mulworth in Escambia County, Florida, according to the plat in Plat Book 2, Page 31, of the records of said County.

Page 1 of 4, including the Note

BK: 7343 PG: 1776 Last Page

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: 3405 W. Jackson Street, Pensacola, FL 32505 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): Witness to Buyer(s): AS TO BUYER (S): James Allen Vanderver Pamela Ann Vanderver

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

Page 1775, Recorded in Public Records 05/13/2015 at 12:44 PM OR Book 7343 Instrument #2015036038, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$217.00

THIS INSTRUMENT PREPARED BY AND RETURN TO: Linda Salter SURETY LAND TITLE OF FLORIDA, LLC 2600 N. 12th Avenue PENSACOLA, FL 32503 Property Appraisers Parcel Identification (Folio) Numbers: 332S30-3302-030-002

WARRANTY DEED

THIS WARRANTY DEED, made the 11th day of May, 2015 by Otto E. Thiergart and Lois B. Thiergart, husband and wife, whose post office address is 9195 Gulf Beach Highway, Pensacola, FL 32507 herein called the grantors, to James Allen Vanderver and Pamela Ann Vanderver, husband and wife, whose post office address is 714 Wingate, Pensacola, FL 32507, hereinafter called the Grantees:

Space Above This Line For Recording Data

(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)

WITNESSETH: 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.:

Lot C, Block 2, First Addition to Mulworth in Escambia County, Florida, according to the plat in Plat Book 2, Page 31, of the records of said County.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 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, 2014

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

AUNIL Witness #1 Printed Name

ss #2 Signature

Witness #2 Printed Name

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of May, 2015 by Otto E. Thiergart and Lois B. Thiergart who are personally known to me or have produced _drivers license as identification.

SEAL

Notary Public

y Public State of Florida Printed Notary Name No. EE81821

My Commission Expires:

File No: 1405-606

PROPERTY INFORMATION REPORT

December 20, 2021 Tax Account #:06-4172-050

LEGAL DESCRIPTION EXHIBIT "A"

LT C BLK 2 1ST ADDITION TO MULWORTH PB 2 P 31 OR 7343 P 1775 CA 145 SECTION 33, TOWNSHIP 2 S, RANGE 30 W TAX ACCOUNT NUMBER 06-4172-050(0322-25)

PERDIDO TITLE & ABSTRACT, INC. PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

CERTIFICATION: TITLE SEAT	KCH FOR IDA						
TAX DEED SALE DATE:	MAR 7, 2022 06-4172-050 2019-3227						
TAX ACCOUNT #:							
CERTIFICATE #:							
persons, firms, and/or agencies ha	22, Florida Statutes, the following is a list oving legal interest in or claim against the eing submitted as proper notification of ta	above-described property. The above					
	sacola, P.O. Box 12910, 32521 County, 190 Governmental Center, 32502 020 tax year.						
JAMES A. VANDERVER AKA J AKA JAMES VANDERVER ANI AKA PAMELA ANNE VANDER AKA PAMELA VANDERVER 3405 W. JACKSON STREET PENSACOLA, FL 32505							
JAMES A. VANDERVER AND PAMELA ANN VANDERVER 714 WINGATE ST PENSACOLA, FL 32507	JAMES VANDERVER 6421 MYRTLE HILL CIRCLE PENSACOLA, FL 32506	JAMES VANDERVER 3445 BURNS AVE PENSACOLA, FL 32507					
OTTO E. THIERGART AND LOIS B. THIERGART 9195 GULF BEACH HWY PENSACOLA, FL 32507	CAPITAL ONE BANK (USA), N.A. P.O. BOX 85015 RICHMOND, VA 23285	ACE HANDYMAN SERVICES 14 LIVE OAK STREET, UNIT D GULF BREEZE, FL 32561					

Certified and delivered to Escambia County Tax Collector, this 20th day of December, 2021.

PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

December 20, 2021

Tax Account #: 06-4172-050

1. The Grantee(s) of the last deed(s) of record is/are: JAMES ALLEN VANDERVER AND PAMELA ANN VANDERVER

By Virtue of Warranty Deed recorded 5/13/2015 in OR 7343/1775

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. Mortgage in favor of Otto E. Thiergart and Lois B. Thiergart recorded 5/13/2015 OR 7343/1777
 - b. Judgment in favor of Capital One Bank (USA), N.A. recorded 10/20/2011 OR 6776/1720
 - c. Notice of Commencement in favor of Ace Handy Man recorded 7/1/2021 OR 8565/1759

ABSTRACTOR'S NOTE: NOTICE OF COMMENCEMENT IN OR 8565/1759 DOES NOT CONTAIN A PROPERTY DESCRIPTION

4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.

Tax Account #: 06-4172-050 Assessed Value: \$55,057.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REI	THE ATTACHED REPORT IS ISSUED TO:									
SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR										
TAX ACCOUNT #:	06-4172-050	CERTIFICATE #:	2019-3227							
REPORT IS LIMITED	THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.									
listing of the owner(s) of tax information and a li encumbrances recorded title to said land as liste	The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately									
This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.										
This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.										
Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.										
Period Searched: Dece	ember 9, 2001 to and includ	ing December 9, 2021	Abstractor: Cody Campbell							
BY										

Michael A. Campbell, As President

Dated: December 20, 2021