



# 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 Information**

<b>Applicant Name</b>	CITRUS CAPITAL HOLDINGS, LLC	<b>Application date</b>	Apr 16, 2021
<b>Applicant Address</b>	CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226		
<b>Property description</b>	VANDERVER JAMES A VANDERVER PAMELA ANN 714 WINGATE ST PENSACOLA, FL 32507 3405 W JACKSON ST 06-4172-050 LT C BLK 2 1ST ADDITION TO MULWORTH PB 2 P 31 OR 7343 P 1775 CA 145	<b>Certificate #</b>	2019 / 3227
		<b>Date certificate issued</b>	06/01/2019

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/3227	06/01/2019	936.42	46.82	983.24
<b>→ Part 2: Total*</b>				<b>983.24</b>

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/3483	06/01/2020	961.54	6.25	48.08	1,015.87
<b>Part 3: Total*</b>					<b>1,015.87</b>

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,999.11
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	901.43
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>3,275.54</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: *Candice Lewis* Escambia, Florida  
Signature, Tax Collector or Designee Date April 27th, 2021

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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 here: _____ Date of sale <u>03/07/2022</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS + G. 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.

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100232

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
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 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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-16-2021  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode  Account  Reference ▶

Printer Friendly Version

<b>General Information</b> <b>Reference:</b> 3325303302030002 <b>Account:</b> 064172050 <b>Owners:</b> VANDERVER JAMES A VANDERVER PAMELA ANN <b>Mail:</b> 714 WINGATE ST PENSACOLA, FL 32507 <b>Situs:</b> 3405 W JACKSON ST 32505 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$5,251</td> <td>\$49,806</td> <td>\$55,057</td> <td>\$55,057</td> </tr> <tr> <td>2019</td> <td>\$6,195</td> <td>\$46,487</td> <td>\$52,682</td> <td>\$52,682</td> </tr> <tr> <td>2018</td> <td>\$6,195</td> <td>\$43,791</td> <td>\$49,986</td> <td>\$49,986</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Market Value Breakdown Letter</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>File for New Homestead Exemption Online</b></p> <p style="text-align: center;"><b>Report Storm Damage</b></p>	Year	Land	Imprv	Total	Cap Val	2020	\$5,251	\$49,806	\$55,057	\$55,057	2019	\$6,195	\$46,487	\$52,682	\$52,682	2018	\$6,195	\$43,791	\$49,986	\$49,986																
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/11/2015</td> <td>7343</td> <td>1775</td> <td>\$31,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1993</td> <td>3396</td> <td>623</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>02/1981</td> <td>1518</td> <td>447</td> <td>\$25,900</td> <td>WD</td> <td></td> </tr> <tr> <td>05/1979</td> <td>1325</td> <td>880</td> <td>\$8,000</td> <td>OJ</td> <td></td> </tr> <tr> <td>01/1976</td> <td>1033</td> <td>666</td> <td>\$100</td> <td>QC</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers  Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/11/2015	7343	1775	\$31,000	WD		04/1993	3396	623	\$100	CJ		02/1981	1518	447	\$25,900	WD		05/1979	1325	880	\$8,000	OJ		01/1976	1033	666	\$100	QC		<b>2020 Certified Roll Exemptions</b> None <hr/> <b>Legal Description</b> LT C BLK 2 1ST ADDITION TO MULWORTH PB 2 P 31 OR 7343 P 1775 CA 145 <hr/> <b>Extra Features</b> None
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05/11/2015	7343	1775	\$31,000	WD																																	
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01/1976	1033	666	\$100	QC																																	

<b>Parcel Information</b> Section Map Id: CA145 Approx. Acreage: 0.1722 Zoned:  MDR Evacuation & Flood Information <a href="#">Open Report</a>		<a href="#">Launch Interactive Map</a>
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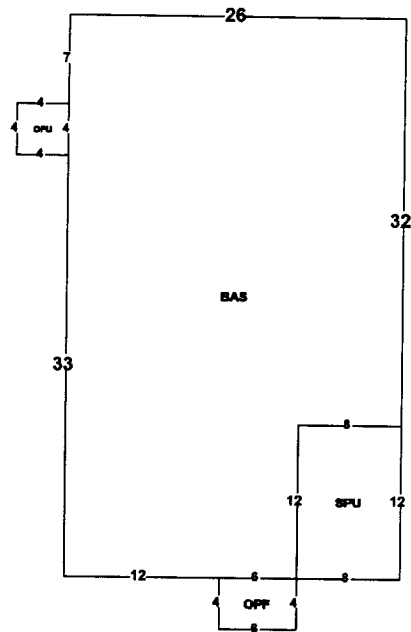
[View Florida Department of Environmental Protection \(DEP\) Data](#)

**Buildings**

Address: 3405 W JACKSON ST, Year Built: 1947, Effective Year: 1970, PA Building ID#: 81543

**Structural Elements**

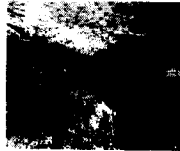
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



**Areas - 1184 Total SF**

BASE AREA - 1048  
OPEN PORCH FIN - 24  
OPEN PORCH UNF - 16  
SCRN PORCH UNF - 96

**Images**



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.

## 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.



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



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

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

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

**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	<del>\$344.06</del> 3877.89
Tax Collector Check #	1	Tax Collector's Total	\$3,822.25
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,443.31</del>

**\$3,894.89**

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By: \_\_\_\_\_  
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
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**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

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

**Case # 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	\$3,822.25	
Postage = TD2	\$60.00	
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
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



## 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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 06-4172-050 CERTIFICATE #: 2019-3227

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.

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: December 9, 2001 to and including December 9, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,  
As President  
Dated: December 20, 2021

**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**

**ABTRACTOR'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.

**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**

**TAX DEED SALE DATE:** \_\_\_\_\_ **MAR 7, 2022**  
**TAX ACCOUNT #:** \_\_\_\_\_ **06-4172-050**  
**CERTIFICATE #:** \_\_\_\_\_ **2019-3227**

In compliance with Section 197.522, 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.

<b>YES</b>	<b>NO</b>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**JAMES A. VANDERVER AKA JAMES ALLEN VANDERVER  
AKA JAMES VANDERVER AND PAMELA ANN VANDERVER  
AKA PAMELA ANNE VANDERVER AKA PAMELA A. VANDERVER  
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 20<sup>th</sup> 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**

**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)**

Recorded in Public Records 05/13/2015 at 12:44 PM OR Book 7343 Page 1775, 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

Space Above This Line For Recording Data

**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:

*(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.**

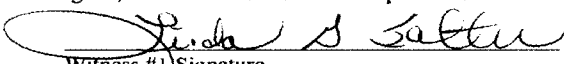
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

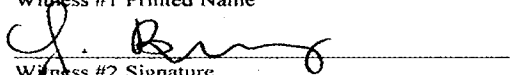
**AND**, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims 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:

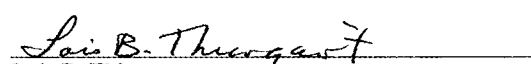
  
Witness #1 Signature

LINDA G. SALTER  
Witness #1 Printed Name

  
Witness #2 Signature

Joanna Berry  
Witness #2 Printed Name

  
Otto E. Thiergart

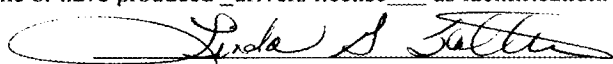
  
Lois B. Thiergart

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of 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

**Linda G. Salter**  
Notary Public State of Florida  
My Commission No. **EE61821**  
Printed Notary Name

My Commission Expires:

**My Commission Expires June 17, 2015**

**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 (  ) has accepted (  ) has not accepted the abutting roadway for maintenance.

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

AS TO SELLER (S):

Witness to Seller(s):

Otto Thiergart  
Otto E. Thiergart

L. Salter

Lois B. Thiergart  
Lois B. Thiergart

AS TO BUYER (S):

Witness to Buyer(s):

James Allen Vanderver

L. Salter

Pamela Ann Vanderver  
Pamela Ann Vanderver

James Allen Vanderver

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

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. 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:

**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.**



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.

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 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 Allen Vanderver L.S.  
James Allen Vanderver  
714 Wingate , Pensacola, FL 32507

Pamela Ann Vanderver L.S.  
Pamela Ann Vanderver  
714 Wingate , Pensacola, FL 32507

J. Berry  
Witness Signature

Janner Berry  
Witness Printed Name

\_\_\_\_\_ L.S.

\_\_\_\_\_ L.S.

STATE OF FLORIDA )

COUNTY OF ESCAMBIA )

The foregoing instrument was acknowledged before me this 11th day of May, 2015, by James Allen Vanderver and Pamela Ann Vanderver who are personally known to me or have produced their license as identification and did (did not) take an oath.

Linda G. Salter  
Notary Public

SEAL

Linda G. Salter  
Notary Public State of Florida  
My Commission No. EE81821  
My Commission Expires June 17, 2015 Printed Notary Name

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

DEFAULT FINAL JUDGMENT

vs.

JAMES VANDERVER

Defendant(s)

2011 SEP 30 A 9 33  
ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
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:

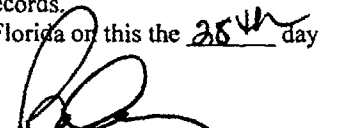
Plaintiff whose address is P.O. Box 85015 Richmond, VA 23285 shall recover from Defendant(s) JAMES VANDERVER the principal sum of \$2,430.15, court costs in the amount of \$325.00, interest in the amount of \$1,325.74, and in addition attorney's fees in the amount of 500.00, that shall bear interest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

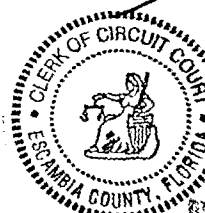

DONE AND ORDERED in Escambia County, Florida on this the 25<sup>th</sup> day of September, 2011.


  
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  
ERNE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA"  
  
By: 

Case: 2009 SC 005818  
  
00046474786  
Dkt: CC1033 Pg#: 1

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

THIS INSTRUMENT PREPARED BY:  
Name: James Vanderver  
Address: 3445 Burns Ave Pensacola, FL 32507  
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**NOTICE OF COMMENCEMENT**

Permit Number \_\_\_\_\_ Parcel ID Number (PID) \_\_\_\_\_

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. DESCRIPTION OF PROPERTY: (legal description of the property, and street address if available. Attach a separate if necessary)
2. GENERAL DESCRIPTION OF IMPROVEMENT: New Roof, Replace Drywall & Insulation, Replace Flooring & Trim, Replace Interior Doors, Upgrade Windows.
3. OWNER INFORMATION:  
Name and address: James Vanderver 3445 Burns Ave Pensacola, FL 32507  
Interest in property: \_\_\_\_\_  
Name and address of fee simple titleholder (if other than Owner): \_\_\_\_\_
4. CONTRACTOR: (name, address and phone number): Ace Handy Man. (850) 455-6600
5. SURETY:  
Name, address and phone number: \_\_\_\_\_  
Amount of bond \$ \_\_\_\_\_
6. LENDER: (name, address and phone number) \_\_\_\_\_
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) \_\_\_\_\_
8. In addition to him/herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) \_\_\_\_\_

**WARNING TO OWNER:** ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

James Vanderver  
OWNER'S SIGNATURE

James Vanderver  
OWNER'S PRINTED NAME

The foregoing instrument was acknowledged before me this 1 day of 7, 20 21 by James Vanderver Who is personally known to me OR who has produced identification FL 1532-001-77-016 VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
SIGNATURE OF OWNER OR OWNER'S  
AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER

Rebecca Walters  
NOTARY PUBLIC - STATE OF FLORIDA

REBECCA C WALTERS  
Commission # CG 911113

\_\_\_\_\_  
SIGNATORY'S TITLE/OFFICE

\_\_\_\_\_  
PRINT OR STAMP COMMISSIONED NAME OF NOTARY  
Florida Notary Public Seal

ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION