



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

0322-39

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	VANDERVER JAMES A VANDERVER PAMELA ANN 714 WINGATE ST PENSACOLA, FL 32507 12 KENNINGTON DR 07-4232-500 LT 10 BLK 6 1ST ADDN TO CORRY HTS PB 2 P 64 OR 7390 P 1566 CA 182	Certificate #	2019 / 3715
		Date certificate issued	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)
# 2019/3715	06/01/2019	793.90	39.70	833.60
→ Part 2: Total*				833.60

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)
# 2020/4036	06/01/2020	790.20	6.25	39.51	835.96
Part 3: Total*					835.96

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)	1,669.56
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	716.81
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. Total Paid (Lines 1-6)	2,761.37

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 Dees
Signature, Tax Collector or Designee

Escambia, Florida

Date April 27th, 2021

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

Part 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 here: _____ Signature, Clerk of Court or Designee	
Date of sale <u>03/07/2022</u>	

INSTRUCTIONS + 6.25

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: 2100231

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
07-4232-500	2019/3715	06-01-2019	LT 10 BLK 6 1ST ADDN TO CORRY HTS PB 2 P 64 OR 7390 P 1566 CA 182

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](#)

General Information <p> Reference: 372S309001100006 Account: 074232500 Owners: VANDERVER JAMES A VANDERVER PAMELA ANN Mail: 714 WINGATE ST PENSACOLA, FL 32507 Situs: 12 KENNINGTON DR 32507 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector </p>	Assessments <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th><i>Cap Val</i></th></tr> </thead> <tbody> <tr> <td>2020</td><td>\$5,000</td><td>\$36,895</td><td>\$41,895</td><td>\$41,895</td></tr> <tr> <td>2019</td><td>\$5,000</td><td>\$36,314</td><td>\$41,314</td><td>\$41,314</td></tr> <tr> <td>2018</td><td>\$7,000</td><td>\$33,720</td><td>\$40,720</td><td>\$40,720</td></tr> </tbody> </table>	Year	Land	Imprv	Total	<i>Cap Val</i>	2020	\$5,000	\$36,895	\$41,895	\$41,895	2019	\$5,000	\$36,314	\$41,314	\$41,314	2018	\$7,000	\$33,720	\$40,720	\$40,720										
Year	Land	Imprv	Total	<i>Cap Val</i>																											
2020	\$5,000	\$36,895	\$41,895	\$41,895																											
2019	\$5,000	\$36,314	\$41,314	\$41,314																											
2018	\$7,000	\$33,720	\$40,720	\$40,720																											
Disclaimer																															
Market Value Breakdown Letter																															
Tax Estimator																															
File for New Homestead Exemption Online																															
Report Storm Damage																															
2020 Certified Roll Exemptions None																															
Legal Description LT 10 BLK 6 1ST ADDN TO CORRY HTS PB 2 P 64 OR 7390 P 1566 CA 182																															
Extra Features None																															
Sales Data <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>08/11/2015</td> <td>7390</td> <td>1566</td> <td>\$30,500</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1982</td> <td>1700</td> <td>325</td> <td>\$23,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1967</td> <td>367</td> <td>644</td> <td>\$8,500</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1966</td> <td>305</td> <td>65</td> <td>\$8,500</td> <td>WD</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)	08/11/2015	7390	1566	\$30,500	WD		11/1982	1700	325	\$23,000	WD		01/1967	367	644	\$8,500	WD		01/1966	305	65	\$8,500	WD		2020 Certified Roll Exemptions None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
08/11/2015	7390	1566	\$30,500	WD																											
11/1982	1700	325	\$23,000	WD																											
01/1967	367	644	\$8,500	WD																											
01/1966	305	65	\$8,500	WD																											
Parcel Information <p> Section Map Id: CA182 Approx. Acreage: 0.1853 Zoned: MDR Evacuation & Flood Information Open Report </p>	Launch Interactive Map <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> </div> <p> View Florida Department of Environmental Protection(DEP) Data</p>																														
	Buildings																														

Address:12 KENNINGTON DR, Year Built: 1948, Effective Year: 1948, PA Building ID#: 86075

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-HARDWOOD/PARQET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

STORY HEIGHT-0

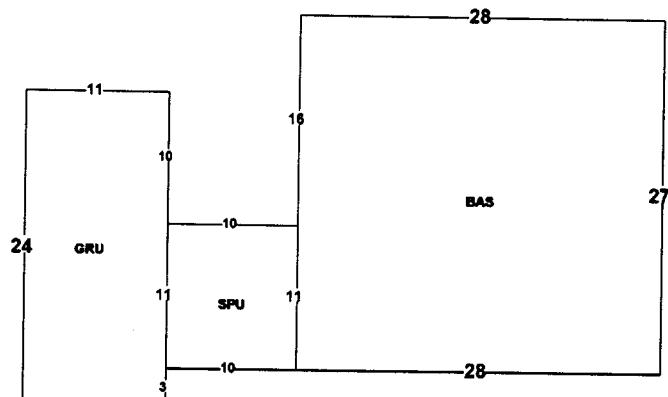
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1130 Total SF

BASE AREA - 756

GARAGE UNFIN - 264

SCRN PORCH UNF - 110



Images



1/7/16

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.4672)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057131 5/25/2021 9:46 AM
OFF REC BK: 8537 PG: 846 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 03715, 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 10 BLK 6 1ST ADDN TO CORRY HTS PB 2 P 64 OR 7390 P 1566 CA 182

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074232500 (0322-39)

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

Search Property Property Sheet Lien Holder's Sold To Redeem Forms Courtview Benchmark					
 <p style="text-align: center;">PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA</p>					
Tax Deed - Redemption Calculator					
Account: 074232500 Certificate Number: 003715 of 2019					
Redemption	No <input type="button" value="▼"/>	Application Date	04/16/2021	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date 03/07/2022		Redemption Date 12/22/2021 	
Months	11			8	
Tax Collector	\$2,761.37			\$2,761.37	
Tax Collector Interest	\$455.63			\$331.36	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$3,223.25			\$3,098.98 <i>TC</i>	
Record TDA Notice	\$17.00			\$17.00	
Clerk Fee	\$130.00			\$130.00	
Sheriff Fee	\$120.00			\$120.00	
Legal Advertisement	\$200.00			\$200.00	
App. Fee Interest	\$77.06			\$56.04	
Total Clerk	\$544.06			\$523.04 <i>CH</i>	
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$60.00			\$0.00	
Researcher Copies	\$0.00			\$0.00	
Total Redemption Amount	\$3,844.31			\$3,639.02	
		Repayment Overpayment Refund Amount		\$205.29	
Book/Page	8537			846	

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**

Case # 2019 TD 003715

Redeemed Date 12/22/2021

Name HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$544.06	3302.02
Due Tax Collector = TAXDEED	\$3,223.25	
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
FINANCIAL SUMMARY					
No Information Available - See Dockets					

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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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**

PAM CHILDERS, CLERK OF THE CIRCUIT COURT

Tax Certificate Redeemed From Sale

Account: 074232500 Certificate Number: 003715 of 2019

**Payor: HARPER TITLE COMPANY LLC 2107 AIRPORT BLVD PENSACOLA FL 32504 Date
 12/22/2021**

Clerk's Check #	11010	Clerk's Total	\$144.06	3302.02
Tax Collector Check #	1	Tax Collector's Total	\$3,223.25	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$3,844.31	

\$319.02

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

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 8537, Page 846, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03715, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 074232500 (0322-39)

DESCRIPTION OF PROPERTY:

LT 10 BLK 6 1ST ADDN TO CORRY HTS PB 2 P 64 OR 7390 P 1566 CA 182

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

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

Dated this 22nd day of December 2021.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



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)

ERNEST LEE MAGAH
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2011 SEP 30 A 4 33
COURT 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:

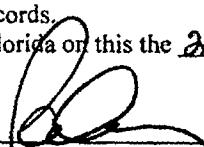
Plaintiff whose address is P.O. Box 85015 Richmond, VA 23285 shall recover from Defendant(s) JAMES VANDERVER the principal sum of \$2,430.15, court costs in the amount of \$325.00, interest in the amount of \$1,325.74, and in addition attorney's fees in the amount of 500.00, that shall bear interest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

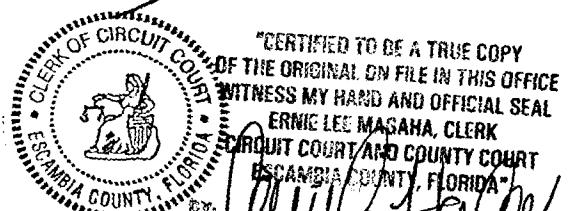
DONE AND ORDERED in Escambia County, Florida on this the 26th day of September, 2011.


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



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

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 \$29,500.00 in a company or companies acceptable to the mortgagee policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagors for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagors to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform comply with and abide by each and every of 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.

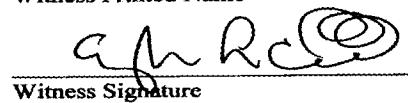
IN WITNESS WHEREOF, the said mortgagors have hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(TWO WITNESSES REQUIRED)


Witness Signature

LINDA SALTER
Witness Printed Name

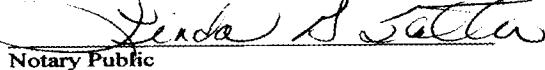

Witness Signature

ALAN R. COKER
Witness Printed Name

STATE OF FLORIDA)

COUNTY OF ESCAMBIA)

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


Notary Public

SEAL



Linda G. Salter
Commission # FF 218642
My Commission Expires
June 17, 2019

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: August 11th, 2015

NOTE

PENSACOLA, FL

AMOUNT: \$29,500.00

FOR VALUE RECEIVED the undersigned promises to pay to the order of:

Otto E. Thiergart and Lois B. Thiergart, husband and wife

the principal sum of **\$29,500.00 (Twenty-Nine Thousand Five Hundred and 00/100) DOLLARS**

together with interest thereon at the rate of 6% (Six and 00/100 percent) per annum from DATE OF EXECUTION HEREOF until maturity, both principal and interest being payable in Lawful Money of the United States, such principal sum and interest payable in installments as follows:

Payable in 180 equal consecutive monthly installments of principal and interest in the amount of \$248.94 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 August 11, 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.

Recorded in Public Records 08/14/2015 at 08:55 AM OR Book 7390 Page 1568,
Instrument #2015061828, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 MTG Stamps \$103.25 Int. Tax \$59.00

5/18
2015
103

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. 1505472L

THIS MORTGAGE DEED

Executed the 11th day of August, 2015 by:

James A 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 10, Block 6, First Addition to Corry Heights, a subdivision of a portion of Lot 3, Section 37, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 2 at Page 64, of the Public Records of said County.

**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: 12 Kennington Drive, Pensacola, FL 32507

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 12th Avenue
Pensacola, FL 32503

AS TO SELLER (S):

Otto E. Thiergart
Otto E. Thiergart

Lois B. Thiergart
Lois B. Thiergart

Witness to Seller(s):

L. Salter
L. SALTER

Ch. L. Cecil
ANGELA L. CECIL

AS TO BUYER (S):

James A. Vanderver
James A. Vanderver

Pamela Ann Vanderver
Pamela Ann Vanderver

Witness to Buyer(s):

L. Salter
L. SALTER

Ch. L. Cecil
ANGELA L. CECIL

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

Recorded in Public Records 08/14/2015 at 08:55 AM OR Book 7390 Page 1566,
 Instrument #2015061827, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$18.50 Deed Stamps \$213.50

18.50
213.50

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: 372S309001100006

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 11th day of August, 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 A Vanderver and Pamela Ann Vanderver, husband and wife, whose post office address is 714 Wingate Street, 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 10, Block 6, First Addition to Corry Heights, a subdivision of a portion of Lot 3, Section 37, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 2 at Page 64, of the Public 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:

Linda Salter
 Witness #1 Signature

Otto E. Thiergart
 Otto E. Thiergart

LINDA SALTER
 Witness #1 Printed Name

Lois B. Thiergart
 Lois B. Thiergart

Ah L C. S
 Witness #2 Signature

Lois B. Thiergart
 Lois B. Thiergart

ANGELA L CECIL
 Witness #2 Printed Name

**STATE OF FLORIDA
 COUNTY OF ESCAMBIA**

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

SEAL

Linda G. Salter
 Notary Public

Printed Notary Name

My Commission Expires:



Linda G. Salter
 Commission # FF 218642
 My Commission Expires
 June 17, 2019

File No: 1505472L

PROPERTY INFORMATION REPORT

December 23, 2021
Tax Account #:07-4232-500

LEGAL DESCRIPTION
EXHIBIT "A"

LT 10 BLK 6 1ST ADDN TO CORRY HTS PB 2 P 64 OR 7390 P 1566 CA 182

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-4232-500(0322-39)

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 #: 07-4232-500

CERTIFICATE #: 2019-3715

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.

YES NO

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2020 tax year.

**OTTO E THIERGART AND
LOIS B THIERGART
9195 GULF BEACH HIGHWAY
PENSACOLA, FL 32507**

**JAMES A VANDERVER AND
PAMELA ANN VANDERVER
12 KENNINGTON DR
PENSACOLA, FL 32507**

**JAMES A VANDERVER AND
PAMELA ANN VANDERVER
714 WINGATE ST
PENSACOLA, FL 32507**

**CAPITAL ONE BANK (USA), N.A.
15000 CAPITAL ONE DRIVE
RICHMOND, VA 23238**

Certified and delivered to Escambia County Tax Collector, this 23rd 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 23, 2021
Tax Account #: **07-4232-500**

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

By Virtue of Warranty Deed recorded 8/14/2015 in OR 7390/1566

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 8/14/2015 OR 7390/1568**
 - b. **Judgment in favor of Capital One Bank (USA), N.A. recorded 10/20/2011 OR 6776/1720**
4. Taxes:

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

Tax Account #: 07-4232-500

Assessed Value: \$41,895.00

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 REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 07-4232-500 CERTIFICATE #: 2019-3715

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 1, 2001 to and including December 1, 2021 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 23, 2021