

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1600479

Date of Tax Deed Application

May 31, 2016

This is to certify that **COUNTY OF ESCAMBIA C/O TAX COLLECTOR**, holder of **Tax Sale Certificate Number 2009 / 2441**, Issued the 1st Day of June, 2009 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **04-0900-200**

Cert Holder:

**COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA, FL 32591**

Property Owner:

**A BLANEY LLC
120 E MAIN ST STE A
PENSACOLA, FL 32502
PARCEL #1 BEG AT INTER OF W LI OF PEPPER RIDGE S/D PB 13
P 1 WITH N LI OF SEC S 78 DEG 27 MIN 37 SEC Full legal
attached.**

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2009/2441	04-0900-200	06-01-2009	98.13	123.64	221.77
2015/1785	04-0900-200	06-01-2015	110.62	19.91	130.53
2014/1647	04-0900-200	06-01-2014	111.96	40.31	152.27

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2012/2183	04-0900-200	06-01-2012	143.54	0	75.36	218.90
2011/2426	04-0900-200	06-01-2011	116.96	0	100.00	216.96
2010/2446	04-0900-200	06-01-2010	107.18	0	114.15	221.33

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,161.76
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	116.65
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	75.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,553.41

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	37.50
19. Total Amount to Redeem	

Done this the 1st day of June, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: December 5, 2016

By *Condice Lewis*

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

04-0900-200 2009

PARCEL #1 BEG AT INTER OF W LI OF PEPPER RIDGE S/D PB 13 P 1 WITH N LI OF SEC S 78 DEG 27 MIN 37 SEC W ALG SD N LI OF SEC 1132 28/100 FT S 19 DEG 28 MIN 15 SEC E 586 28/100 FT S 72 DEG 42 MIN 23 SEC E 378 89/100 FT TO NW COR OF FOREST PINES 2ND ADDN PB 12 P 27 CONT S 72 DEG 42 MIN 23 SEC E (DEED) (S 72 DEG 41 MIN 25 SEC E FOREST PINES 2ND ADDN PLAT) 268 83/100 FT S 9 DEG 35 MIN 57 SEC W (DEED) (S 9 DEG 34 MIN 42 SEC W FOREST PINES 2ND ADDN PLAT) ALG E LI OF FOREST PINES 2ND ADDN AND E LI OF FOREST PINES 1ST ADDN PB 11 P 87 FOR 590 96/100 FT TO A PT LYING ON W LI OF 150 FT GULF POWER CO ESMT S 11 DEG 34 MIN 0 SEC W ALG E LI FOREST PINES 1ST ADDN AND E LI FOREST PINES PB 11 P 82 AND ALG W LI OF SD ESMT 382 47/100 FT S 74 DEG 54 MIN 53 SEC E ALG FOREST PINES 18 97/100 FT S 17 DEG 30 MIN 0 SEC E (FOREST PINES PLAT) (S 15 DEG 24 MIN 30 SEC E BELLVIEW PINES UNIT 1 PB 11 P 93) ALG E LI OF FOREST PINES AND SD ESMT FOR 817 20/100 FT TO NWLY R/W LI CHICAGO AVE (R/W VARIES) N 24 DEG 30 MIN 20 SEC E (FOREST PINES PLAT) N 26 DEG 35 MIN 50 SEC E (BELLVIEW PINES UNIT 1 PLAT) ALG SD NLY RW LI 224 14/100 FT TO E LI OF SD 150 FT GULF POWER CO ESMT N 17 DEG 30 MIN 0 SEC W (FOREST PINES PLAT) (N 15 DEG 24 MIN 30 SEC W BELLVIEW PINES UNIT 1 PLAT) ALG E LI OF SD ESMT AND W LI OF BELLVIEW PINES UNIT 1 656 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED) (N 13 DEG 43 MIN 0 SEC E BELLVIEW PINES UNIT 1 & 2 PLATS) ALG E LI OF GULF POWER CO ESMT AND W LI OF BELLVIEW PINES UNITS 1 & 2 PB 11 P 94 1048 FT TO S LI OF PEPPER RIDGE S/D N 84 DEG 12 MIN 30 SEC W (CALCULATED) (N 82 DEG 7 MIN 0 SEC W PEPPER RIDGE PLAT) ALG SD S LI OF PEPPER RIDGE 75 39/100 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED N 13 DEG 43 MIN 0 SEC E PEPPER RIDGE PLAT) ALG W LI OF PEPPER RIDGE S/D FOR 867 61/100 FT (873 96/100 FT PEPPER RIDGE PLAT) FT TO POB OR 6269 P 846 LESS OR 3580 P 854 MARTINES

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

COUNTY OF ESCAMBIA C/O TAX COLLECTOR

P O BOX 1312

PENSACOLA, FL 32591

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2009/ 2441	06-01-2009	<p>PARCEL #1 BEG AT INTER OF W LI OF PEPPER RIDGE S/D PB 13 P 1 WITH N LI OF SEC S 78 DEG 27 MIN 37 SEC W ALG SD N LI OF SEC 1132 28/100 FT S 19 DEG 28 MIN 15 SEC E 586 28/100 FT S 72 DEG 42 MIN 23 SEC E 378 89/100 FT TO NW COR OF FOREST PINES 2ND ADDN PB 12 P 27 CONT S 72 DEG 42 MIN 23 SEC E (DEED) (S 72 DEG 41 MIN 25 SEC E FOREST PINES 2ND ADDN PLAT) 268 83/100 FT S 9 DEG 35 MIN 57 SEC W (DEED) (S 9 DEG 34 MIN 42 SEC W FOREST PINES 2ND ADDN PLAT) ALG E LI OF FOREST PINES 2ND ADDN AND E LI OF FOREST PINES 1ST ADDN PB 11 P 87 FOR 590 96/100 FT TO A PT LYING ON W LI OF 150 FT GULF POWER CO ESMT S 11 DEG 34 MIN 0 SEC W ALG E LI FOREST PINES 1ST ADDN AND E LI FOREST PINES PB 11 P 82 AND ALG W LI OF SD ESMT 382 47/100 FT S 74 DEG 54 MIN 53 SEC E ALG FOREST PINES 18 97/100 FT S 17 DEG 30 MIN 0 SEC E (FOREST PINES PLAT) (S 15 DEG 24 MIN 30 SEC E BELLVIEW PINES UNIT 1 PB 11 P 93) ALG E LI OF FOREST PINES AND SD ESMT FOR 817 20/100 FT TO NWLY R/W LI CHICAGO AVE (R/W VARIES) N 24 DEG 30 MIN 20 SEC E (FOREST PINES PLAT) N 26 DEG 35 MIN 50 SEC E (BELLVIEW PINES UNIT 1 PLAT) ALG SD NLY RW LI 224 14/100 FT TO E LI OF SD 150 FT GULF POWER CO ESMT N 17 DEG 30 MIN 0 SEC W (FOREST PINES PLAT) (N 15 DEG 24 MIN 30 SEC W BELLVIEW PINES UNIT 1 PLAT) ALG E LI OF SD ESMT AND W LI OF BELLVIEW PINES UNIT 1 656 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED) (N 13 DEG 43 MIN 0 SEC E BELLVIEW PINES UNIT 1 & 2 PLATS) ALG E LI OF GULF POWER CO ESMT AND W LI OF BELLVIEW PINES UNITS 1 & 2 PB 11 P 94 1048 FT TO S LI OF PEPPER RIDGE S/D N 84 DEG 12 MIN 30 SEC W (CALCULATED) (N 82 DEG 7 MIN 0 SEC W PEPPER RIDGE PLAT) ALG SD S LI OF PEPPER RIDGE 75 39/100 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED N 13 DEG 43 MIN 0 SEC E PEPPER RIDGE PLAT) ALG W LI OF PEPPER RIDGE S/D FOR 867 61/100 FT (873 96/100 FT PEPPER RIDGE PLAT) FT TO POB OR 6269 P 846 LESS OR 3580 P 854 MARTINES</p>

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned 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

Applicant's Signature

05-31-2016

Date



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

◀ Navigate Mode ☒ Account ☐ Reference

Printer Friendly Version

General Information Reference: 391S303101000003 Account: 040900200 Owners: A BLANEY LLC Mail: 120 E MAIN ST STE A PENSACOLA, FL 32502 Situs: Use Code: UTILITY, GAS, ELECT. Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector		Assessments <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>2015</td> <td>\$5,178</td> <td>\$0</td> <td>\$5,178</td> <td>\$5,178</td> </tr> <tr> <td>2014</td> <td>\$5,178</td> <td>\$0</td> <td>\$5,178</td> <td>\$5,178</td> </tr> <tr> <td>2013</td> <td>\$5,178</td> <td>\$0</td> <td>\$5,178</td> <td>\$5,178</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Amendment 1/Portability Calculations</p>		Year	Land	Imprv	Total	Cap Val	2015	\$5,178	\$0	\$5,178	\$5,178	2014	\$5,178	\$0	\$5,178	\$5,178	2013	\$5,178	\$0	\$5,178	\$5,178
Year	Land	Imprv	Total	Cap Val																			
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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>12/31/2007</td> <td>6269</td> <td>846</td> <td>\$11,900</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/31/2007	6269	846	\$11,900	WD	View Instr	2015 Certified Roll Exemptions Legal Description PARCEL #1 BEG AT INTER OF W LI OF PEPPER RIDGE S/D PB 13 P 1 WITH N LI OF SEC S 78 DEG 27 MIN 37 SEC W ALG SD N... Extra Features None									
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12/31/2007	6269	846	\$11,900	WD	View Instr																		
Parcel Information Launch Interactive Map <div style="display: flex;"> <div style="flex: 1;"> Section Map Id: 39-1S-30-3 Approx. Acreage: 5.4500 Zoned: MDR Evacuation & Flood Information Open Report </div> <div style="flex: 2;"> </div> </div> <p align="center"> View Florida Department of Environmental Protection (DEP) Data</p>																							
Buildings Images None																							

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.

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13048

September 6, 2016

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 09-06-1996, through 09-06-2016, and said search reveals the following:

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

A. Blaney, LLC, a Florida limited liability company

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

September 6, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13048

September 6, 2016

391S303101000003 - Full Legal Description

PARCEL #1 BEG AT INTER OF W LI OF PEPPER RIDGE S/D PB 13 P 1 WITH N LI OF SEC S 78 DEG 27 MIN 37 SEC W ALG SD N LI OF SEC 1132 28/100 FT S 19 DEG 28 MIN 15 SEC E 586 28/100 FT S 72 DEG 42 MIN 23 SEC E 378 89/100 FT TO NW COR OF FOREST PINES 2ND ADDN PB 12 P 27 CONT S 72 DEG 42 MIN 23 SEC E (DEED) (S 72 DEG 41 MIN 25 SEC E FOREST PINES 2ND ADDN PLAT) 268 83/100 FT S 9 DEG 35 MIN 57 SEC W (DEED) (S 9 DEG 34 MIN 42 SEC W FOREST PINES 2ND ADDN PLAT) ALG E LI OF FOREST PINES 2ND ADDN AND E LI OF FOREST PINES 1ST ADDN PB 11 P 87 FOR 590 96/100 FT TO A PT LYING ON W LI OF 150 FT GULF POWER CO ESMT S 11 DEG 34 MIN 0 SEC W ALG E LI FOREST PINES 1ST ADDN AND E LI FOREST PINES PB 11 P 82 AND ALG W LI OF SD ESMT 382 47/100 FT S 74 DEG 54 MIN 53 SEC E ALG FOREST PINES 18 97/100 FT S 17 DEG 30 MIN 0 SEC E (FOREST PINES PLAT) (S 15 DEG 24 MIN 30 SEC E BELLVIEW PINES UNIT 1 PB 11 P 93) ALG E LI OF FOREST PINES AND SD ESMT FOR 817 20/100 FT TO NWLY R/W LI CHICAGO AVE (R/W VARIES) N 24 DEG 30 MIN 20 SEC E (FOREST PINES PLAT) N 26 DEG 35 MIN 50 SEC E (BELLVIEW PINES UNIT 1 PLAT) ALG SD NLY RW LI 224 14/100 FT TO E LI OF SD 150 FT GULF POWER CO ESMT N 17 DEG 30 MIN 0 SEC W (FOREST PINES PLAT) (N 15 DEG 24 MIN 30 SEC W BELLVIEW PINES UNIT 1 PLAT) ALG E LI OF SD ESMT AND W LI OF BELLVIEW PINES UNIT 1 656 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED) (N 13 DEG 43 MIN 0 SEC E BELLVIEW PINES UNIT 1 & 2 PLATS) ALG E LI OF GULF POWER CO ESMT AND W LI OF BELLVIEW PINES UNITS 1 & 2 PB 11 P 94 1048 FT TO S LI OF PEPPER RIDGE S/D N 84 DEG 12 MIN 30 SEC W (CALCULATED) (N 82 DEG 7 MIN 0 SEC W PEPPER RIDGE PLAT) ALG SD S LI OF PEPPER RIDGE 75 39/100 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED N 13 DEG 43 MIN 0 SEC E PEPPER RIDGE PLAT) ALG W LI OF PEPPER RIDGE S/D FOR 867 61/100 FT (873 96/100 FT PEPPER RIDGE PLAT) FT TO POB OR 6269 P 846 LESS OR 3580 P 854 MARTINES

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13048

September 6, 2016

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

1. Taxes for the year 2008-2015 delinquent. The assessed value is \$5,178.00. Tax ID 04-0900-200.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-5-2016

TAX ACCOUNT NO.: 04-0900-200

CERTIFICATE NO.: 2009-2441

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

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

 X Notify Escambia County, 190 Governmental Center, 32502

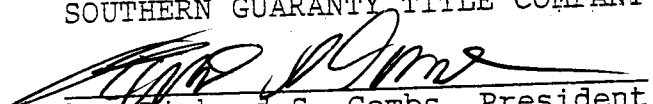
 X Homestead for tax year.

A. Blaney, L.L.C.
120 E. Main St., Ste A
Pensacola, FL 32502

SEE ATTACHED CERT. HOLDERS

Certified and delivered to Escambia County Tax Collector,
this 6th day of September, 2016.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

CERTIFICATE HOLDERS

PURVIS, RALPH OR MISTI	31219 ANTIOCH RD ANDALUSIA, AL 36421 USA
BRYAN G. TIMAR	2518 SALT BUSH CT PALMDALE, CA 93550 USA
BEAVER MARK	1628 B BLOUNT AVE GUNTERSVILLE, AL 35976 0
NATIONAL REAL ESTATE LLC	11432 SOUTH ST #145 CERRITOS, CA 90703 0

Ret 35.50
y/s 83.30

Prepared By:
Alan B. Bookman of
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL 32502
File Number: Parcel ID #:
391S30-3101-000-004 +003

WARRANTY DEED

This WARRANTY DEED, dated December 31, 2007 given by MARCUS CREEK PARTNERSHIP, a Florida general partnership, whose post office address is 120 East Main Street, Suite A, Pensacola, Florida 3202, hereinafter called the GRANTOR, to A. BLANEY, L.L.C., a Florida limited liability company, whose post office address is 120 East Main Street, Suite A, Pensacola, Florida 32502, hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 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, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED
HEREIN.

**TITLE TO THE PROPERTY CONVEYED HEREIN HAS NEITHER BEEN EXAMINED NOR
APPROVED BY THE PREPARER HEREOF.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2008 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.


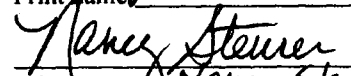
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

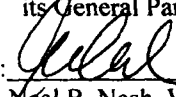
TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

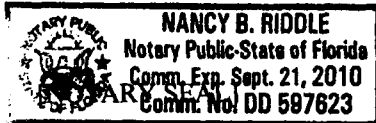
SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:


Print name: NANCY B. NOBLE

Print name: NANCY Steurer

MARCUS CREEK PARTNERSHIP,
a Florida general partnership
By: MARCUS CREEK PROPERTIES, INC.,
its General Partner
By: 
Neal B. Nash, Vice President

State of Florida
County of Escambia

HE FOREGOING INSTRUMENT was sworn and acknowledged before me on December 31, 2007, by Neal B. Nash, as Vice President of ~~Marcus Creek Properties, Inc.~~, a Florida corporation, on behalf of the corporation. He is personally known to me or who has produced as identification.



Nancy B. Riddle

NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

Begin at the intersection of the West line of Pepper Ridge Subdivision, a subdivision according to Plat recorded in Plat Book 13, Page 1, of the public records of Escambia County, Florida, with the North line of Section 39; thence South 78 degrees 27 minutes 37 seconds West along said North Line of Section 1132.28 feet; thence South 19 degrees 28 minutes 15 seconds East 586.28 feet; thence South 72 degrees 42 minutes 23 seconds East 378.89 feet to the Northwest corner of Forest Pines 2nd Addition, according to Plat recorded in Plat Book 12, Page 27, of the public records of Escambia County, Florida; thence continue South 72 degrees 42 minutes 23 seconds East ((Deed) (S72 degrees 41 minutes 25 seconds E Forest Pines 2nd Addition Plat)) 268.83 feet; thence South 9 degrees 35 minutes 57 seconds West ((Deed) (South 9 degrees 34 minutes 42 seconds West Forest Pines 2nd Addition Plat)) along the East line of Forest Pines 2nd Addition and the East line of Forest Pines 1st Addition, according to Plat recorded in Plat Book 11, Page 87 of the public records of Escambia County, Florida, for 590.96 feet to a point lying on the West line of 150 foot Gulf Power Company easement; thence South 11 degrees 34 minutes 0 seconds West along the East line of Forest Pines 1st Addition and the East line of Forest Pines, according to Plat recorded in Plat Book 11, Page 82, of the public records of Escambia County, Florida, and along the West line of said easement 382.47 feet; thence South 74 degrees 54 minutes 53 seconds East along Forest Pines 18.97 feet; thence South 17 degrees 30 minutes 0 seconds East (Forest Pines Plat) (South 15 degrees 24 minutes 30 seconds East Bellview Pines Unit 1, according to Plat recorded in Plat Book 11, Page 93, of the public records of Escambia County, Florida) along the Easterly line of Forest Pines and said easement for 817.20 feet to the Northwesterly right-of-way line of Chicago Avenue (RW varies); thence North 24 degrees 30 minutes 20 seconds East (Forest Pines Plat) North 26 degrees 35 minutes 50 seconds East (Bellview Pines Unit 1 Plat) along said Northerly right-of-way line 224.14 feet to the Easterly line of said 150 foot Gulf Power Company easement; thence North 17 degrees 30 minutes 0 seconds West (Forest Pines Plat) (N 15 degrees 24 minutes 30 seconds West Bellview Pines Unit 1 Plat) along East line of said easement and West line of Bellview Pines Unit 1 656 feet; thence North 11 degrees 37 minutes 30 seconds East (calculated) (North 13 degrees 43 minutes 0 seconds East Bellview Pines Unit 1 & 2 Plats) along the East line of Gulf Power Company easement and west line of Bellview Pines Units 1 & 2, according to plat recorded in Plat Book 11, Page 94 of the public records of Escambia County, Florida, 1048 feet to the South line of Pepper Ridge subdivision; thence North 84 degrees 12 minutes 30 seconds West (calculated) (North 82 degrees 7 minutes 0 seconds West – Pepper Ridge Plat) along said South line of Pepper Ridge 75.39 feet; thence North 11 degrees 37 minutes 30 seconds East (calculated North 13 degrees 43 minutes 0 seconds East Pepper Ridge Plat) along the West line of Pepper Ridge subdivision for 867.61 feet (873.96 feet Pepper Ridge Plat) to the Point of Beginning. Being the same property described in Official Records Book 2761, Pages 810, 813 and 822, Less Official Records Book 3580, Page 854, all of the public records of Escambia County, Florida.

PARCEL 2:

Begin at the intersection of the North right-of-way line of Bellview Avenue (66 foot R/W) and the East right-of-way line of Memphis Avenue (66 foot R/W); thence North 70 degrees 15 minutes 30 seconds East along the North right-of-way line of a Gulf Power Company substation property for 322.61 feet to the East line of a 250 foot Gulf Power Company easement and the West line of Grenetree III subdivision, according to Plat recorded in Plat Book 13, Page 11; thence North 17 degrees 34 minutes 30 seconds West (Gulf Power Co measured) (North 15 degrees 24 minutes 30 seconds West Grenetree Unit III Plat) along the East line of said Gulf Power Company easement and the West line of Grenetree Unit III, Plat Book 13, Page 11, Grenetree Unit IV, Plat Book 13, Page 18 and Bellview Pines Unit 9, Plat Book 12, Page 68 for 1330.94 feet to the South line of Bellview Pines Unit 1, Plat Book 13, Page 3; thence South 72 degrees 25 minutes 30 seconds West (South 74 degrees 35 minutes 30 seconds West Bellview Pines Unit 1 Plat) along the South line of Bellview Pines Unit 1 for 100 feet to the East line of a 150 foot Gulf Power Company Easement; thence North 17 degrees 34 minutes 30 seconds West (North 15 degrees 24 minutes 30 seconds West Bellview Pines Plat) along the East line of said easement and West line of Bellview Pines Unit 1 for 277.91 feet to a point of intersection with a circumference curve concave to the South and Southerly right-of-way line of Chicago Avenue (R/W varies); thence Westerly along said curve (tangent bearing South 80 degrees 18 minutes 8 seconds West, Delta angle 70 degrees 25 minutes 33 seconds, and a radius of 25 feet) for an arc distance of 30.73 feet to a point; thence South 9 degrees 52 minutes 35 seconds West (South 12 degrees 2 minutes 35 seconds West Bellview Pines Unit 1 Plat) along the Southerly right-of-way line of Chicago Avenue 117.97 feet South; thence South 19 degrees 18 minutes 41 seconds West (South 21 degrees 28 minutes 41 seconds West Bellview Pines Unit 1 Plat) for 50 feet to a point of curvature of circumference curve to the left Southwesterly along said curve (Radius 200 feet, Delta angle 36 degrees 53 minutes 11 seconds) for an arc distance of 128.75 feet to the Westerly line of a 150 feet Gulf Power Company easement; thence South 17 degrees 34 minutes 30 seconds East along said easement line 344.01 feet to a point of curvature of circumference curve to the right Southwesterly along said curve (Radius 490.37 feet, 26 degrees 1 minute 48 seconds), an arc distance of 222.78 feet; thence South 17 degrees 34 minutes 30 seconds East along a 200 foot Gulf Power Company easement for 532.18 feet; thence South 0 degrees 2 minutes 20 seconds West 96.74 feet; thence South 62 degrees 30 minutes 50 seconds East 18.11 feet to a point of intersection with circumference curve concave to the Southeast and Northerly right-of-way line of Memphis Avenue (60 foot R/W); thence Southerly along said right-of-way and curve (tangent bearing South 23 degrees 42 minutes 48 seconds West, radius 290.51 feet, delta angle 23 degrees 40 minutes 28 seconds) for an arc distance of 120.04 feet to a point of reverse curvature with circumference curve concave to the West; thence Southerly along said curve (delta angle 90 degrees 0 minutes 0 seconds, radius 25 feet) for an arc distance of 39.27 feet to a point of intersection with the North right-of-way line of Bellview Avenue (66 foot R/W); thence South 89 degrees 57 minutes 40 seconds East along said North right-of-way to the Point of Beginning, Less and Except that part platted as Memphis Avenue Extension and Part deeded to Escambia County for Storm Water Holding Pond. Being the same property described in Official Records Book 2761, Pages 810, 813 and 822, Less Official Records Book 3128, Page 103, all of the public records of Escambia County, Florida.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 02441 of 2009

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 20, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

A BLANEY LLC 120 E MAIN ST STE A PENSACOLA, FL 32502	RALPH OR MISTI PURVIS 31219 ANTIOCH RD ANDALUSIA AL 36421
BRYAN G TIMAR 2518 SALT BUSH CT PALMDALE CA 93550	MARK BEAVER 1628 B BLOUNT AVE GUNTERSVILLE AL 35976
NATIONAL REAL ESTATE LLC 11432 SOUTH ST #145 CERRITOS CA 90703	

WITNESS my official seal this 20th day of October 2016.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 5, 2016, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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NOTICE IS HEREBY GIVEN, That COUNTY OF ESCAMBIA holder of Tax Certificate No. 02441, issued the 1st day of June, A.D., 2009 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:

(see attached)

SECTION 39, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040900200 (16-467)

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

A BLANEY LLC

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 December, which is the 5th day of December 2016.

Dated this 20th day of October 2016.

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

LEGAL DESCRIPTION

PARCEL #1 BEG AT INTER OF W LI OF PEPPER RIDGE S/D PB 13 P 1 WITH N LI OF SEC S 78 DEG 27 MIN 37 SEC W ALG SD N LI OF SEC 1132 28/100 FT S 19 DEG 28 MIN 15 SEC E 586 28/100 FT S 72 DEG 42 MIN 23 SEC E 378 89/100 FT TO NW COR OF FOREST PINES 2ND ADDN PB 12 P 27 CONT S 72 DEG 42 MIN 23 SEC E (DEED) (S 72 DEG 41 MIN 25 SEC E FOREST PINES 2ND ADDN PLAT) 268 83/100 FT S 9 DEG 35 MIN 57 SEC W (DEED) (S 9 DEG 34 MIN 42 SEC W FOREST PINES 2ND ADDN PLAT) ALG E LI OF FOREST PINES 2ND ADDN AND E LI OF FOREST PINES 1ST ADDN PB 11 P 87 FOR 590 96/100 FT TO A PT LYING ON W LI OF 150 FT GULF POWER CO ESMT S 11 DEG 34 MIN 0 SEC W ALG E LI FOREST PINES 1ST ADDN AND E LI FOREST PINES PB 11 P 82 AND ALG W LI OF SD ESMT 382 47/100 FT S 74 DEG 54 MIN 53 SEC E ALG FOREST PINES 18 97/100 FT S 17 DEG 30 MIN 0 SEC E (FOREST PINES PLAT) (S 15 DEG 24 MIN 30 SEC E BELLVIEW PINES UNIT 1 PB 11 P 93) ALG E LI OF FOREST PINES AND SD ESMT FOR 817 20/100 FT TO NWLY R/W LI CHICAGO AVE (R/W VARIES) N 24 DEG 30 MIN 20 SEC E (FOREST PINES PLAT) N 26 DEG 35 MIN 50 SEC E (BELLVIEW PINES UNIT 1 PLAT) ALG SD NLY RW LI 224 14/100 FT TO E LI OF SD 150 FT GULF POWER CO ESMT N 17 DEG 30 MIN 0 SEC W (FOREST PINES PLAT) (N 15 DEG 24 MIN 30 SEC W BELLVIEW PINES UNIT 1 PLAT) ALG E LI OF SD ESMT AND W LI OF BELLVIEW PINES UNIT 1 656 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED) (N 13 DEG 43 MIN 0 SEC E BELLVIEW PINES UNIT 1 & 2 PLATS) ALG E LI OF GULF POWER CO ESMT AND W LI OF BELLVIEW PINES UNITS 1 & 2 PB 11 P 94 1048 FT TO S LI OF PEPPER RIDGE S/D N 84 DEG 12 MIN 30 SEC W (CALCULATED) (N 82 DEG 7 MIN 0 SEC W PEPPER RIDGE PLAT) ALG SD S LI OF PEPPER RIDGE 75 39/100 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED N 13 DEG 43 MIN 0 SEC E PEPPER RIDGE PLAT) ALG W LI OF PEPPER RIDGE S/D FOR 867 61/100 FT (873 96/100 FT PEPPER RIDGE PLAT) FT TO POB OR 6269 P 846 LESS OR 3580 P 854 MARTINES

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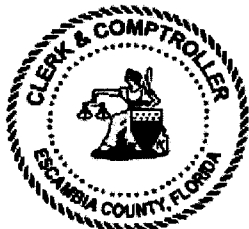
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Dated this 20th day of October 2016.

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Post Property:

NO PROPERTY ADDRESS



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

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Personal Services:

A BLANEY LLC
120 E MAIN ST STE A
PENSACOLA, FL 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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116.4167

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV052083NON

Agency Number: 17-000696

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 02441 2009

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE A BLANEY LLC

Defendant:

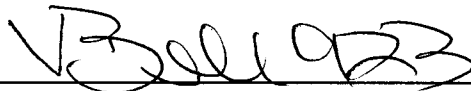
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

CORPORATE

Received this Writ on 10/20/2016 at 2:04 PM and served same on A BLANEY LLC , in ESCAMBIA COUNTY, FLORIDA, at 1:25 PM on 10/24/2016 by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to SANDRA MARSH, as TREASURER, of the within named corporation, in the absence of any higher ranking corporate officer pursuant to Chapter 48.081 (1), of the Florida Statutes.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



V. BELL, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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Dated this 20th day of October 2016.

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Personal Services:

A BLANEY LLC
120 E MAIN ST STE A
PENSACOLA, FL 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2016 OCT 20 2:01
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

LEGAL DESCRIPTION

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16-467

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO16CIV051968NON

Agency Number: 17-000647

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 02441 2009

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE A BLANEY LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/20/2016 at 2:02 PM and served same at 11:52 AM on 10/25/2016 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: R Preston 927
R. PRESTON, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

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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 December, which is the 5th day of December 2016.

Dated this 20th day of October 2016.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

NO PROPERTY ADDRESS



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Map attached

RECEIVED

2016 OCT 20 2:02

LEGAL DESCRIPTION

PARCEL #1 BEG AT INTER OF W LI OF PEPPER RIDGE S/D PB 13 P 1 WITH N LI OF SEC S 78 DEG 27 MIN 37 SEC W ALG SD N LI OF SEC 1132 28/100 FT S 19 DEG 28 MIN 15 SEC E 586 28/100 FT S 72 DEG 42 MIN 23 SEC E 378 89/100 FT TO NW COR OF FOREST PINES 2ND ADDN PB 12 P 27 CONT S 72 DEG 42 MIN 23 SEC E (DEED) (S 72 DEG 41 MIN 25 SEC E FOREST PINES 2ND ADDN PLAT) 268 83/100 FT S 9 DEG 35 MIN 57 SEC W (DEED) (S 9 DEG 34 MIN 42 SEC W FOREST PINES 2ND ADDN PLAT) ALG E LI OF FOREST PINES 2ND ADDN AND E LI OF FOREST PINES 1ST ADDN PB 11 P 87 FOR 590 96/100 FT TO A PT LYING ON W LI OF 150 FT GULF POWER CO ESMT S 11 DEG 34 MIN 0 SEC W ALG E LI FOREST PINES 1ST ADDN AND E LI FOREST PINES PB 11 P 82 AND ALG W LI OF SD ESMT 382 47/100 FT S 74 DEG 54 MIN 53 SEC E ALG FOREST PINES 18 97/100 FT S 17 DEG 30 MIN 0 SEC E (FOREST PINES PLAT) (S 15 DEG 24 MIN 30 SEC E BELLVIEW PINES UNIT 1 PB 11 P 93) ALG E LI OF FOREST PINES AND SD ESMT FOR 817 20/100 FT TO NWLY R/W LI CHICAGO AVE (R/W VARIES) N 24 DEG 30 MIN 20 SEC E (FOREST PINES PLAT) N 26 DEG 35 MIN 50 SEC E (BELLVIEW PINES UNIT 1 PLAT) ALG SD NLY RW LI 224 14/100 FT TO E LI OF SD 150 FT GULF POWER CO ESMT N 17 DEG 30 MIN 0 SEC W (FOREST PINES PLAT) (N 15 DEG 24 MIN 30 SEC W BELLVIEW PINES UNIT 1 PLAT) ALG E LI OF SD ESMT AND W LI OF BELLVIEW PINES UNIT 1 656 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED) (N 13 DEG 43 MIN 0 SEC E BELLVIEW PINES UNIT 1 & 2 PLATS) ALG E LI OF GULF POWER CO ESMT AND W LI OF BELLVIEW PINES UNITS 1 & 2 PB 11 P 94 1048 FT TO S LI OF PEPPER RIDGE S/D N 84 DEG 12 MIN 30 SEC W (CALCULATED) (N 82 DEG 7 MIN 0 SEC W PEPPER RIDGE PLAT) ALG SD S LI OF PEPPER RIDGE 75 39/100 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED N 13 DEG 43 MIN 0 SEC E PEPPER RIDGE PLAT) ALG W LI OF PEPPER RIDGE S/D FOR 867 61/100 FT (873 96/100 FT PEPPER RIDGE PLAT) FT TO POB OR 6269 P 846 LESS OR 3580 P 854 MARTINES



Chris Jones - Escambia County Property Appraiser

Reference: 391S303101000003

Account: 040900200

Section Map: 39-1S-30-3

Situs:

Complex:

Owner: A BLANEY LLC

Mailing Address:

120 E MAIN ST STE A
PENSACOLA, FL 32502

Last Sale: 12/31/2007, \$11,900

Property Use: UTILITY, GAS, ELECT.

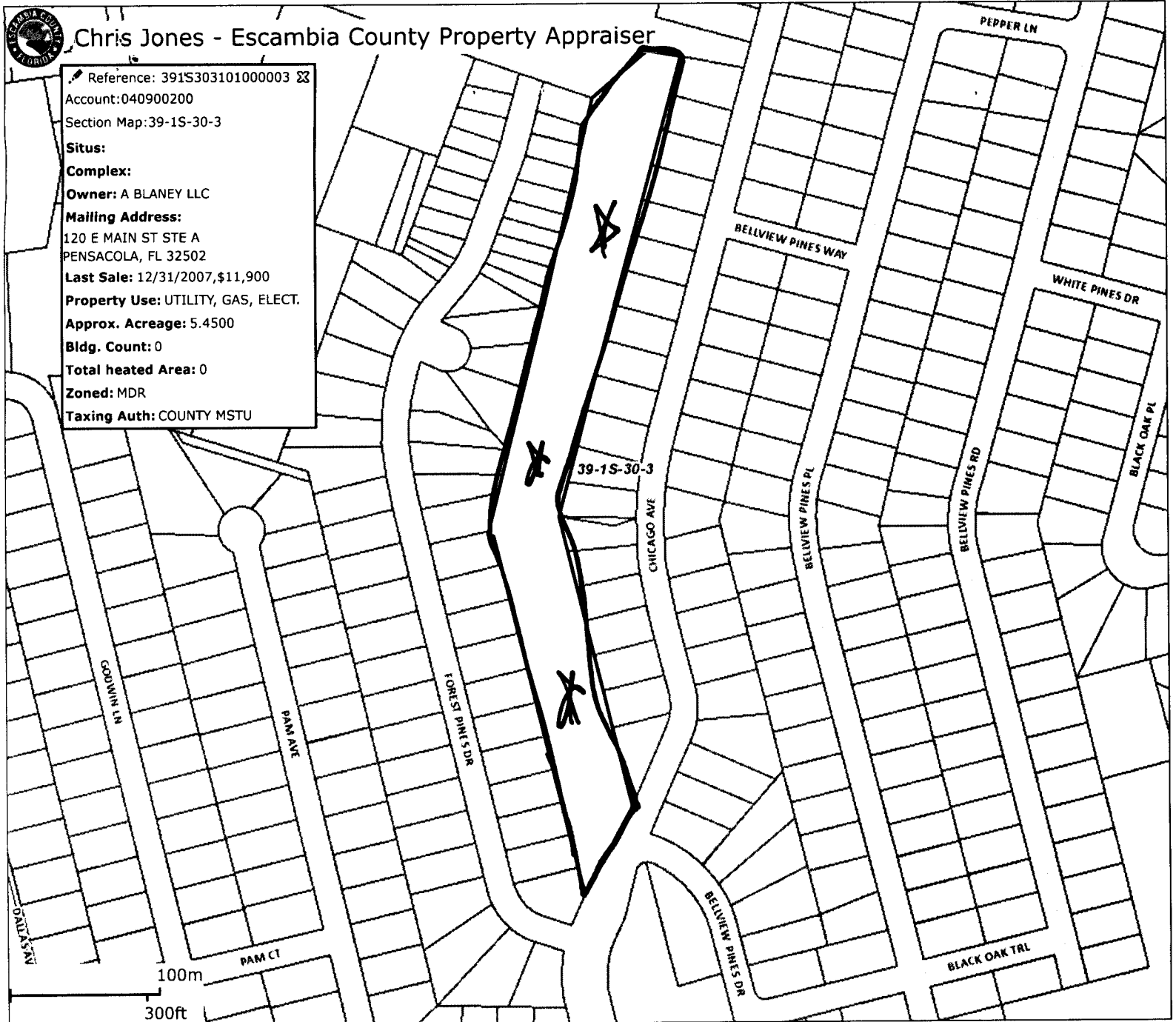
Approx. Acreage: 5.4500

Bldg. Count: 0

Total heated Area: 0

Zoned: MDR

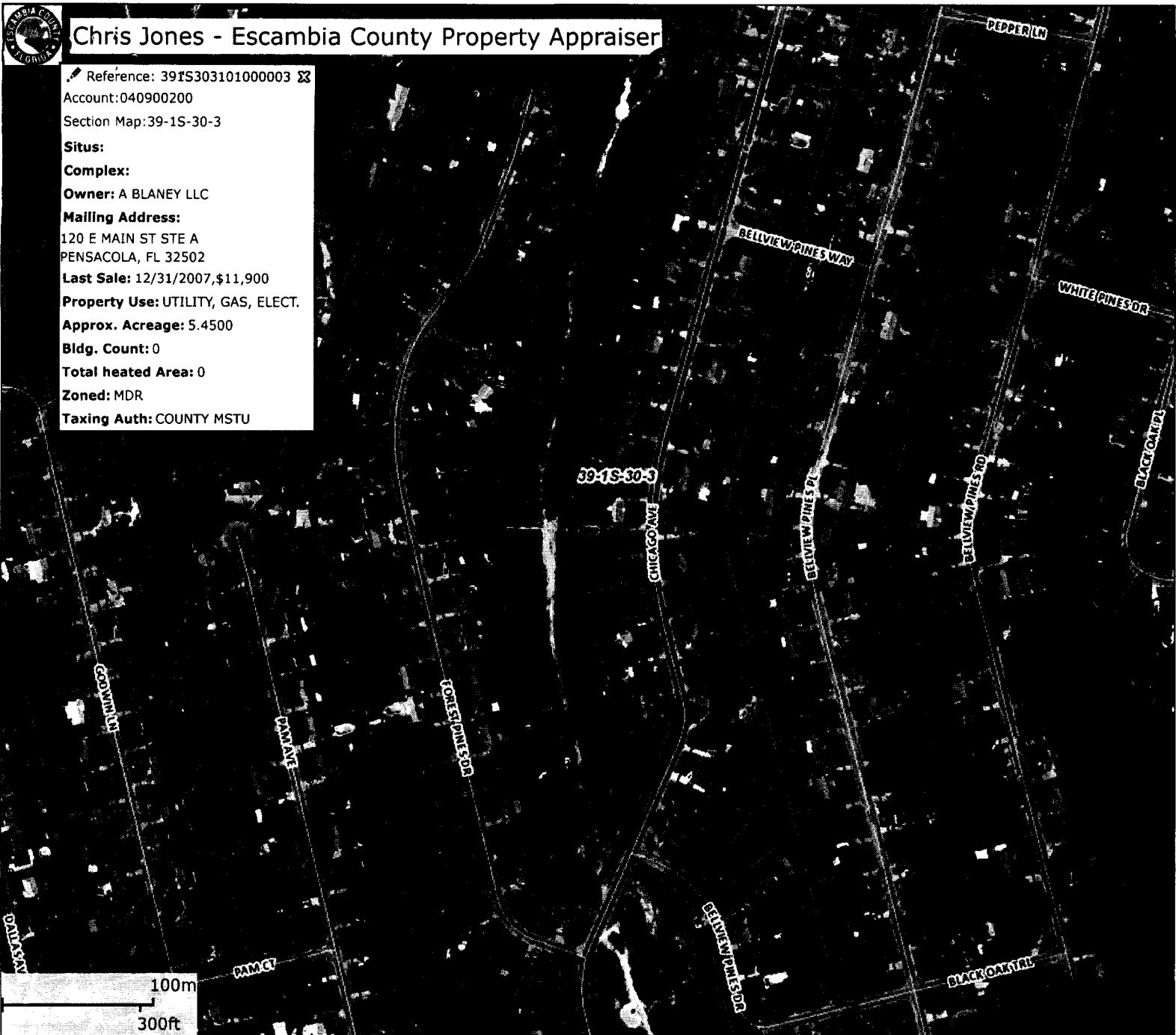
Taxing Auth: COUNTY MSTU





Chris Jones - Escambia County Property Appraiser

Reference: 391S303101000003 X
Account: 040900200
Section Map: 39-1S-30-3
Situs:
Complex:
Owner: A BLANEY LLC
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Bldg. Count: 0
Total heated Area: 0
Zoned: MDR
Taxing Auth: COUNTY MSTU



16-467
09/2441
OFFICE
(850) 438-6500
Ext. 3252

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
04-0900-200		SEE BELOW	06	391S303101000003

2016 Real Estate Taxes

PRIOR YEAR(S) TAXES OUTSTANDING

A BLANEY LLC
120 E MAIN ST STE A
PENSACOLA, FL 32502

PARCEL #1 BEG AT INTER OF W LI OF
PEPPER RIDGE S/D PB 13 P 1 WITH N LI OF
SEC S
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	5,178	0	5,178	34.26
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	5,178	0	5,178	11.44
BY STATE LAW	4.6660	5,178	0	5,178	24.16
WATER MANAGEMENT	0.0366	5,178	0	5,178	0.19
SHERIFF	0.6850	5,178	0	5,178	3.55
M.S.T.U. LIBRARY	0.3590	5,178	0	5,178	1.86
TOTAL MILLAGE		14.5731	AD VALOREM TAXES		\$75.46

RETAIN THIS
PORTION
FOR
YOUR
RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FP FIRE PROTECTION	850-595-4960	15.21
NON-AD VALOREM ASSESSMENTS		\$15.21

PLEASE
PAY ONE
AMOUNT
SHOWN IN
YELLOW
SHADED
AREA

COMBINED TAXES AND ASSESSMENTS

\$90.67

**PAY ONE
AMOUNT**

See reverse side for
important information

If Paid By Please Pay	Nov 30, 2016 \$87.04	Dec 31, 2016 \$87.95	Jan 31, 2017 \$88.86	Feb 28, 2017 \$89.76	Mar 31, 2017 \$90.67
--------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------

AMOUNT
DUE
IF PAID
BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
04-0900-200		SEE ABOVE	06	391S303101000003

2016 Real Estate Taxes

PRIOR YEAR(S) TAXES OUTSTANDING

A BLANEY LLC
120 E MAIN ST STE A
PENSACOLA, FL 32502

PARCEL #1 BEG AT INTER OF W LI OF PEPPER
RIDGE S/D PB 13 P 1 WITH N LI OF SEC S
See Additional Legal on Tax Roll

CURRENT
YEAR
TAXES
BECOME
DELINQUENT
APRIL 1

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

If Paid By Please Pay	Nov 30, 2016 \$87.04	Dec 31, 2016 \$87.95	Jan 31, 2017 \$88.86	Feb 28, 2017 \$89.76	Mar 31, 2017 \$90.67
--------------------------	-------------------------	-------------------------	-------------------------	-------------------------	-------------------------

RETURN WITH
PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

A BLANEY LLC [16-467]
120 E MAIN ST STE A
PENSACOLA, FL 32502

9171 9690 0935 0129 1138 24

RALPH OR MISTI PURVIS [16-467]
31219 ANTIOCH RD
ANDALUSIA AL 36421

9171 9690 0935 0129 1138 31

BRYAN G TIMAR [16-467]
2518 SALT BUSH CT
PALMDALE CA 93550

9171 9690 0935 0129 1138 48

MARK BEAVER [16-467]
1628 B BLOUNT AVE
GUNTERSVILLE AL 35976

9171 9690 0935 0129 1138 55

NATIONAL REAL ESTATE LLC [16-
467]
11432 SOUTH ST #145
CERRITOS CA 90703

9171 9690 0935 0129 1138 62

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That COUNTY OF ESCAMBIA holder of Tax Certificate No. 02441, issued the 1st day of June, A.D., 2009 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:

PARCEL #1 BEG AT INTER OF W LI OF PEPPER RIDGE S/D PB 13 P 1 WITH N LI OF SEC S 78 DEG 27 MIN 37 SEC W ALG SD N LI OF SEC 1132 28/100 FT S 19 DEG 28 MIN 15 SEC E 586 28/100 FT S 72 DEG 42 MIN 23 SEC E 378 89/100 FT TO NW COR OF FOREST PINES 2ND ADDN PB 12 P 27 CONT S 72 DEG 42 MIN 23 SEC E (DEED) (S 72 DEG 41 MIN 25 SEC E FOREST PINES 2ND ADDN PLAT) 268 83/100 FT S 9 DEG 35 MIN 57 SEC W (DEED) (S 9 DEG 34 MIN 42 SEC W FOREST PINES 2ND ADDN PLAT) ALG E LI OF FOREST PINES 2ND ADDN AND E LI OF FOREST PINES 1ST ADDN PB 11 P 87 FOR 590 96/100 FT TO A PT LYING ON W LI OF 150 FT GULF POWER CO ESMT S 11 DEG 34 MIN 0 SEC W ALG E LI FOREST PINES 1ST ADDN AND E LI FOREST PINES PB 11 P 82 AND ALG W LI OF SD ESMT 382 47/100 FT S 74 DEG 54 MIN 53 SEC E ALG FOREST PINES 18 97/100 FT S 17 DEG 30 MIN 0 SEC E (FOREST PINES PLAT) (S 15 DEG 24 MIN 30 SEC E BELLVIEW PINES UNIT 1 PB 11 P 93) ALG E LI OF FOREST PINES AND SD ESMT FOR 817 20/100 FT TO NWLY R/W LI CHICAGO AVE (R/W VARIES) N 24 DEG 30 MIN 20 SEC E (FOREST PINES PLAT) N 26 DEG 35 MIN 50 SEC E (BELLVIEW PINES UNIT 1 PLAT) ALG SD NLY RW LI 224 14/100 FT TO E LI OF SD 150 FT GULF POWER CO ESMT N 17 DEG 30 MIN 0 SEC W (FOREST PINES PLAT) (N 15 DEG 24 MIN 30 SEC W BELLVIEW PINES UNIT 1 PLAT) ALG E LI OF SD ESMT AND W LI OF BELLVIEW PINES UNIT 1 656 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED) (N 13 DEG 43 MIN 0 SEC E BELLVIEW PINES UNIT 1 & 2 PLATS) ALG E LI OF GULF POWER CO ESMT AND W LI OF BELLVIEW PINES UNITS 1 & 2 PB 11 P 94 1048 FT TO S LI OF PEPPER RIDGE S/D N 84 DEG 12 MIN 30 SEC W (CALCULATED) (N 82 DEG 7 MIN 0 SEC W PEPPER RIDGE PLAT) ALG SD S LI OF PEPPER RIDGE 75 39/100 FT N 11 DEG 37 MIN 30 SEC E (CALCULATED) N 13 DEG 43 MIN 0 SEC E PEPPER RIDGE PLAT) ALG W LI OF PEPPER RIDGE S/D FOR 867 61/100 FT (873 96/100 FT PEPPER RIDGE PLAT) FT TO POB OR 6269 P 846 LESS OR 3580 P 854 MARTINES SECTION 39, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040900200 (16-467)

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

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of TD 02441 2009 in the Escambia Court was published in said newspaper in and was printed and released on the start date of 11/23/16 and end date of 11/23/16.

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

X

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 30th day of November 2016, by Malcolm G. Ballinger, who is personally known to me.

X

BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

Page 2

A BLANEY LLC

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 December, which is the 5th day of December 2016.

Dated this 20th day of October 2016.

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

4WR11/2-11/23TD



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

December 6, 2016

Escambia County
Board of County Commissioners
Attn: Tara Cannon

This is to advise that pursuant to Section 197.502(7), the parcels of land listed under "Lands Available for Taxes" listed below were offered for sale at public auction on December 5, 2016.

<u>Account #</u>	<u>Property Address</u>	<u>Opening Bid</u>
02-1408-867	ENSLEY ST 32514	\$3,131.71
04-0900-200	NO PROPERTY ADDRESS	\$2,368.82
06-1115-000	2014 N Q ST 32505	\$3,321.60
11-2795-000	GASTON LN END OF 32533	\$2,852.41
11-4258-000	PETTY DR 32533	\$4,800.45
11-4539-000	PINE FOREST RD 32533	\$2,552.10
12-1874-285	OFF CENTURY BLVD 32568	\$2,601.52
12-3341-000	10000 HIGHWAY 97 32535	\$4,793.97
13-2216-750	2300 BLK N BAYLEN ST 32501	\$2,205.34
02-0803-000	8505 WALNUT AVE 32534	\$10,364.03
05-1655-000	3910 N PALAFOX ST 32505	\$8,621.33

There being no bid at the auction, the Board is hereby notified that these lands are now available for purchase by the County for the opening bid plus recording fees for the next ninety (90) days. Thereafter, the public may purchase the property for the opening bid plus any omitted taxes. Please send an email to ehogg@escambiaclerk.com with your decision or to request a final purchase amount.

Sincerely,
Pam Childers
Clerk of Circuit Court & Comptroller

By: _____

Emily Hogg, Deputy Clerk
Tax Deeds Division

16-467

LANDS AVAILABLE PURCHASE

ACCOUNT NUMBER 04-0900-200

MONTH	Dec 2017	Jan 2018
Tax Collector	2223.26	2248.81
Clerk' Fee	130.00	130.00
Postage	25.60	25.60
Legal Ad	200.00	200.00
Sheriff	80.00	80.00
Copies	4.00	4.00
Clerk's Int	128.25	135.00
Homestead 1/2	Ø	Ø
TOTAL	\$2791.11	2823.41

MONTH	Dec 2017	Jan 2018
Price	2791.11	2823.41
Recording Fee	10.00	10.00
Doc Stamps	19.60	20.30
Cert Mail Fee	18.50	18.50
Prep Deed	14.00	14.00
PURCHASE TOTAL	2,853.21	2,886.21

REQUESTED BY Mark HolsopplePHONE NUMBER 386-871-6956



Scott Lunsford, CFC · Escambia County Tax Collector

(850) 438-6500 · Post Office Box 1312 · Pensacola, Florida 32591 · EscambiaTaxCollector.com

✉ ectc@EscambiaTaxCollector.com facebook.com/ECTaxCollector twitter.com/escambiatc

Lola Quote

The information below is provided for your guidance in calculating the total due for purchase of property from the list of lands available. Calculations are based on a December, 2017 and January, 2018 purchase.

Account: 04-0900-200

December 2017	
Half Homestead Value:	0.00
Omitted Taxes:	189.63
Deed Redemption Total:	2033.63
Grand Total:	2223.26

January 2018	
Half Homestead Value:	0.00
Omitted Taxes:	191.88
Deed Redemption Total:	2056.93
Grand Total:	2248.81

To: Emily Hogg
From: Jonathan Johnson
Date: 12/07/2017

Signed: _____

Verified: Condice Lewis