

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 19, 2013 / 130667

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 3287**, issued the **1st day of June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 05-2631-248**

Certificate Holder:
US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:
BLACKMON ANGELA RENEE
4157 ERRESS BLVD
PENSACOLA, FLORIDA 32505

Legal Description: 09-2S3-010
UNIT 35 BEG AT NE COR LT 12 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 00 SEC E 54 21/100 FT FOR POB
THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 20 01 ...
See attachment for full legal description.

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:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2010	3287	06/01/10	\$115.07	\$0.00	\$43.94	\$159.01

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	2800.0000	06/01/13	\$128.75	\$6.25	\$6.44	\$141.44
2012	3033.0000	06/01/12	\$124.29	\$6.25	\$27.97	\$158.51
2011	3187.0000	06/01/11	\$129.89	\$6.25	\$52.61	\$188.75
2009	3273	06/01/09	\$125.58	\$6.25	\$90.42	\$222.25

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$869.96
\$0.00
\$150.00
\$75.00
\$1,094.96
\$1,094.96
\$5,368.00
\$6.25

*Done this 19th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Jenna Stewart

Date of Sale:

May 5, 2014

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

8/19/2013

FULL LEGAL DESCRIPTION
Parcel ID Number: 05-2631-248

August 29, 2013
Tax Year: 2009
Certificate Number: 3287

UNIT 35 BEG AT NE COR LT 12 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 00 SEC E 54 21/100 FT FOR POB
THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 20 01/100 FT THENCE S 81 DEG 50 MIN 30 SEC W 165 FT TO
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TO POB PART OF LT 12 BLK H WESTERNMARK S/D PB 7 P 81 OR 2821 P 191

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, Ohio, 45264**

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

Certificate No.	Parcel ID Number	Date	Legal Description
3287	05-2631-248	06/01/2010	09-2S3-010 UNIT 35 BEG AT NE COR LT 12 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 00 SEC E 54 21/100 FT FOR POB THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 20 01/100 FT THENCE S 81 DEG 50 MIN 30 SEC W 165 FT TO W LI OF SD LT 12 THENCE ALG SD W LI N 8 DEG 12 MIN 00 SEC W 20 01/100 FT N 81 DEG 50 MIN 30 SEC E 165 FT TO POB PART OF LT 12 BLK H WESTERNMARK S/D PB 7 P 81 OR 2821 P 191

2012 TAX ROLL

BLACKMON ANGELA RENEE
4157 ERRESS BLVD
PENSACOLA , Florida 32505

I agree to pay all delinquent taxes, redeem all outstanding 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 reports 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.

glfunl (Jacob Prince)
Applicant's Signature

08/19/2013
Date

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.: 10888

September 25, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

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 09-25-1993, through 09-25-2013, and said search reveals the following:

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

Angela Renee Blackmon, a married woman

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

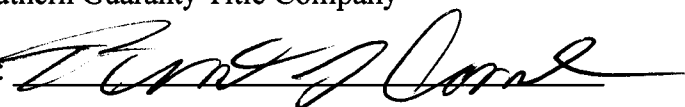
4. Taxes:

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 25, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10888

September 25, 2013

092S301000122008 - Full Legal Description

UNIT 35 BEG AT NE COR LT 12 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 00 SEC E 54 21/100 FT FOR POB
THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 20 01/100 FT THENCE S 81 DEG 50 MIN 30 SEC W 165 FT
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**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10888

September 25, 2013

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4315, page 656, and O.R. Book 4445, page 1593.
2. Taxes for the year 2008-2012 delinquent. The assessed value is \$14,542.. Tax ID 05-2631-248.

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: 05-05-2014

TAX ACCOUNT NO.: 05-2631-248

CERTIFICATE NO.: 2010-3287

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.

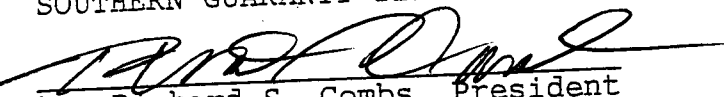
YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for 2012 tax year.

Angela Renee Blackmon
James Marvin McGee (husband)
4157 Erress Blvd.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 30th day of September, 2013.

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.

3-1 Dec
55 pt

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Escambia County, a local government recognized under the laws of the State of Florida, as grantor, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto Angela Renee Blackmon, whose address is 4157 Express Blvd. Panama City, Florida 32505, heirs, successors and assigns, forever, the following real property, situate, lying and being in Escambia County, Florida to-wit:

Portions of Block M, Westernmark Subdivision, Escambia County, Florida recorded in Plat Book 7, Page 81, more particularly described as units as follows:

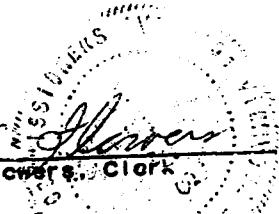
Unit 35: Commencing at the Northeast corner of Lot 12, Block "M", thence along the East line of said Lot South 8°12'00" East 54.21 feet for a point of beginning then continue along said line South 8°12'00" East 20.01 feet, thence South 81°50'30" West, 165.00 feet to the West line of said Lot 12, thence along said West line North 8°12'00" West, 20.01 feet, thence North 81°50'30" East 165.00 feet to the Point of Beginning. Being a part of Lot 12.

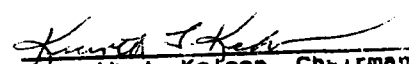
Subject to taxes for current year and to valid easements and restrictions of record affecting the property, if any. This conveyance is also subject to the terms and conditions of that certain Homesteaders' Purchase Agreement, dated February 15, 1990 and recorded in OR Book 2819 at Page 464-467 of the Public Records of Escambia County, Florida between grantor and grantee, which terms and conditions are covenant running with the land.

To have and to hold, until the said grantee, her heirs, successors and assigns, forever and said grantor warrants and shall defend the title against the lawful claim of all persons claiming by, through, or under it, but against none other. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and without reservation by grantor of any title to or interest in any phosphate, minerals, metals or petroleum which may be in, on, or under the subject property, free from all exemptions and right of homestead, subject to the exceptions set forth above.

IN WITNESS WHEREOF, said Escambia County, grantor, has executed these presents, causing its name to be signed by its Board of County Commissioners Chairman, and its corporation seal to be affixed hereto this the 19th day of February, 1990.

Attest:

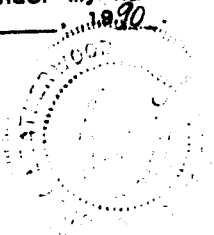

Joe A. Flowers
Joe A. Flowers, Clerk


Kenneth J. Kelson, Chairman
Board of County Commissioners

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Kenneth J. Kelson and Joe A. Flowers, known to me to be the individuals described by said names, who executed the foregoing instrument, and to be the Chairman of the Board of County Commissioners and Clerk, respectively, of Escambia County, a local government recognized under the laws of the State of Florida, on behalf of the local government, and acknowledged and declared that they as the Chairman of the Board of County Commissioners and Clerk of said corporation and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and official seal this 19th day of February, 1990.


Judy Leatherwood
Notary Public, State of Florida at Large.
My Commission Expires: 10-6-91

This Instrument Prepared By:
Escambia County Community Devel. Office
1190 West Leonard Street Suite 3, Room 33
Pensacola, Florida 32501

EXHIBIT A

55
FILED
Feb. 26, 1990
BY: Barker
CLERK
CENT. REG. # 59-204333-27-01

780119

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 03287 of 2010

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 3, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ANGELA RENEE BLACKMON 4157 ERRESS BLVD PENSACOLA, FL 32505	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
--	---

WITNESS my official seal this 3rd day of April 2014.



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 May 5, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 03287, issued the 1st day of June, A.D., 2010 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:

UNIT 35 BEG AT NE COR LT 12 THENCE ALG E LI OF SD LT S 8 DEG 12 MIN 00 SEC E 54 21/100 FT FOR POB THENCE CONT ALG SD LI S 8 DEG 12 MIN 00 SEC E 20 01/100 FT THENCE S 81 DEG 50 MIN 30 SEC W 165 FT TO W LI OF SD LT 12 THENCE ALG SD W LI N 8 DEG 12 MIN 00 SEC W 20 01/100 FT N 81 DEG 50 MIN 30 SEC E 165 FT TO POB PART OF LT 12 BLK H WESTERNMARK S/D PB 7 P 81 OR 2821 P 191

SECTION 09, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 052631248 (14-382)

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

ANGELA RENEE BLACKMON

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 May, which is the 5th day of May 2014.

Dated this 3rd day of April 2014.

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

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Post Property:

4157 ERRESS BLVD 32505



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

ANGELA RENEE BLACKMON
4157 ERRESS BLVD
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk