

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

This cover page is not a part of the original documents but is
necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 004698



00008237405

Dkt: TD83 Pg#:

4

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Oct 12, 2012 / 120909

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4698**, 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: 07-0860-000**

Certificate Holder:

TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:

DAVIS JAMES E EST OF
3308 W CERVANTES ST
PENSACOLA, FLORIDA 32505

Legal Description: 34-2S3-008

BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO
POB PART OF LT 82 PLAT DB 128 P 575 OR 4397 P 34 ...

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	4698	06/01/10	\$171.91	\$0.00	\$73.74	\$245.65

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
2012	4373.0000	06/01/12	\$115.92	\$6.25	\$5.80	\$127.97
2011	4501.0000	06/01/11	\$119.62	\$6.25	\$23.33	\$149.20
2009	4478	06/01/09	\$842.04	\$6.25	\$479.96	\$1,328.25

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

\$1,851.07
\$0.00
\$150.00
\$75.00
\$2,076.07
\$2,076.07
\$6.25

*Done this 12nd day of October, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 7/1/13

* 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

10/12/2012

FULL LEGAL DESCRIPTION
Parcel ID Number: 07-0860-000

October 23, 2012
Tax Year: 2009
Certificate Number: 4698

BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO
POB PART OF LT 82 PLAT DB 128 P 575 OR 4397 P 34 OR 6413 348 CA 168 CASE # 98-1531-CP-03 OR 4397 P 34

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, Florida, 33672**

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
4698	07-0860-000	06/01/2010	34-2S3-008 BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO POB PART OF LT 82 PLAT DB 128 P 575 OR 4397 P 34 OR 6413 348 CA 168 CASE # 98-1531-CP-03 OR 4397 P 34

2011 TAX ROLL

DAVIS JAMES E EST OF
3308 W CERVANTES ST
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.

mmattp777 (Matt Pallardy)

Applicant's Signature

10/12/2012

Date

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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IMAGING COVER PAGE

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necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 004698



00051916457

Dkt: TD82 Pg#:

8

Original Documents Follow

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.: 10000

December 20, 2012

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 12-20-1992, through 12-20-2012, and said search reveals the following:

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

Estate of James Euel Davis, Jr.

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: 

December 20, 2012

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10000

December 20, 2012

342S300822000003 - Full Legal Description

BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT
ELY 60 FT SLY 150 FT TO POB PART OF LT 82 PLAT DB 128 P 575 OR 4397 P 34 OR 6413
348 CA 168 CASE # 98-1531-CP-03 OR 4397 P 34

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10000

December 20, 2012

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

1. Taxes for the year 2008-2011 delinquent. The assessed value is \$4,603.00. Tax ID 07-0860-000.

PLEASE NOTE THE FOLLOWING:

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

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: 7-1-2013

TAX ACCOUNT NO.: 07-0860-000

CERTIFICATE NO.: 2010-4698

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.

Estate of James Euel Davis, Jr.
c/o 3308 W. Cervantes St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 20th day of December, 2012.

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.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

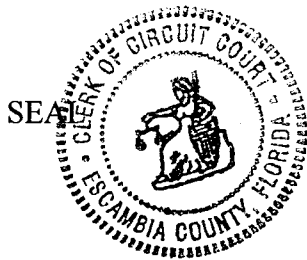
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04698 of 2010

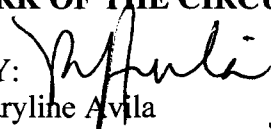
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 30, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

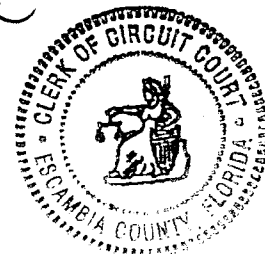
EST OF JAMES EUCL DAVIS, JR 3308 W CERVANTES ST PENSACOLA, FL 32505

WITNESS my official seal this 30th day of May 2013.



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT**

BY: 
Maryline Avila
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 July 1, 2013, 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 TC 10U, LLC PENDER NEWKIRK, CUSTODIAN holder of Tax Certificate No. 04698, 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:

BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO POB PART OF LT 82 PLAT DB 128 P 575 OR 4397 P 34 OR 6413 348 CA 168 CASE # 98-1531-CP-03 OR 4397 P 34

SECTION 3, TOWNSHIP 4 2, RANGE S3 W

TAX ACCOUNT NUMBER 070860000 (13-436)

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

EST OF JAMES EUEL DAVIS, JR


Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of July, which is the 1st day of July 2013.

Dated this 30th day of May 2013.

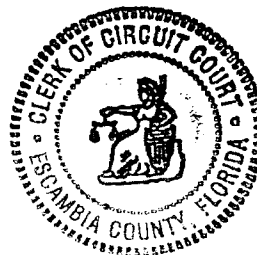
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila not later than seven days prior to the proceeding 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:



Maryline Avila
Deputy Clerk



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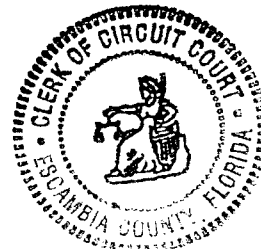
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Post Property:

4112 W JACKSON ST

By: 
Maryline Avila
Deputy Clerk



WARNING

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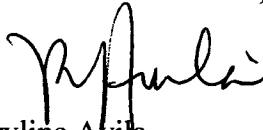
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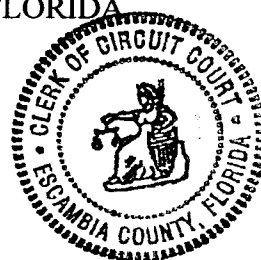
Personal Services:

EST OF JAMES EUEL DAVIS, JR
3308 W CERVANTES ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:


Maryline Avila
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV026438NON

Agency Number: 13-008865

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04698, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: EST OF JAMES EUCL DAVIS, JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/29/2013 at 10:16 AM and served same at 1:00 PM on 5/30/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 934

P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

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 July 1, 2013, 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

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Dated this 30th day of May 2013.

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 Maryline Avila 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.

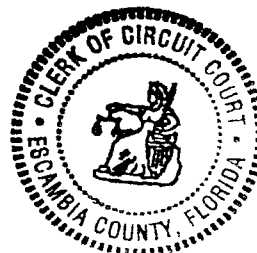
**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Post Property:

4112 W JACKSON ST

By: 

Maryline Avila
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV026438NON

Agency Number: 13-008865

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04698, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: EST OF JAMES EUEL DAVIS, JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/29/2013 at 10:16 AM and served same at 1:00 PM on 5/30/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 934

P. WISE, CPS

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Receipt No: BILL

Printed By: LCMITCHE

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Dated this 30th day of May 2013.

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 Maryline Avila 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

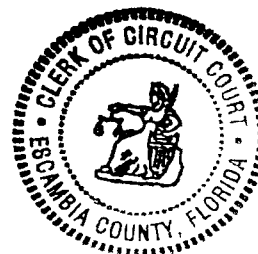
Post Property:

4112 W JACKSON ST

By:

Maryline Avila

Maryline Avila
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV026269NON

Agency Number: 13-008866

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04698, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: EST OF JAMES EUCL DAVIS, JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/29/2013 at 10:16 AM and served same at 1:08 PM on 5/30/2013 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF JAMES EUCL DAVIS, JR , the within named, to wit: CAROLYN DAVIS, WIDOW.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 734
P. WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDCURRAN

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 July 1, 2013, 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 **TC 10U, LLC PENDER NEWKIRK, CUSTODIAN** holder of **Tax Certificate No. 04698**, 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:

BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO POB PART OF LT 82 PLAT DB 128 P 575 OR 4397 P 34 OR 6413 348 CA 168 CASE # 98-1531-CP-03 OR 4397 P 34

SECTION 3, TOWNSHIP 4 2, RANGE S3 W

TAX ACCOUNT NUMBER 070860000 (13-436)

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

EST OF JAMES EUEL DAVIS, JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first Monday** in the month of July, which is the **1st day of July 2013**.

Dated this 30th day of May 2013.

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 Maryline Avila 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.

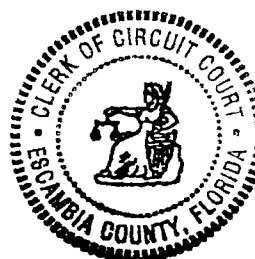
**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Personal Services:

**EST OF JAMES EUEL DAVIS, JR
3308 W CERVANTES ST
PENSACOLA, FL 32505**

By:

M. Avila
Maryline Avila
Deputy Clerk



2013 MAY 29 A 10:16

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EST OF JAMES EUEL DAVIS, JR
[13-436]
3308 W CERVANTES ST
PENSACOLA, FL 32505

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7009 2250 0003 8664 4055

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

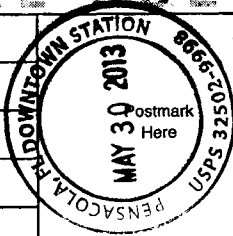
7009 2250 0003 8664 4055

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To
Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

EST OF JAMES EUEL DAVIS, JR
[13-436]
3308 W CERVANTES ST
PENSACOLA, FL 32505

PS Form 3800, A

BID SHEET

SALE DATE: 07/01/2013

CERT. 04698/2010

OPENING BID:

\$2,828.84

				At least \$2,838.84
BID AWARDED TO:				
PURCHASE PRICE OF:				
GRANTEE'S NAME:				
GRANTEE'S ADDRESS:				

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2013053576 07/19/2013 at 04:48 PM
OFF REC BK: 7048 PG: 1149 - 1149 Doc Type: TXD
RECORDING: \$10.00 Deed Stamps \$20.30

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

Tax Deed File No. 13-436
Property Identification No. 342S30082200000
Tax Account No. 070860000

TAX DEED

State of Florida
County of Escambia

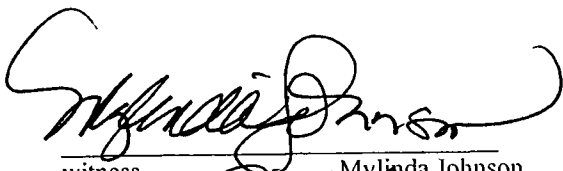
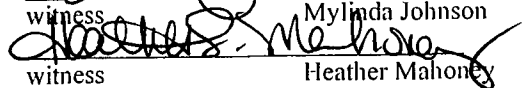
The following Tax Sale Certificate Numbered 04698 issued on June 1, 2010 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 1st day of July 2013, offered for sale as required by law for cash to the highest bidder and was sold to: **TC 10U LLC**, 514 N FRANKLIN ST #106 TAMPA FL 33602, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

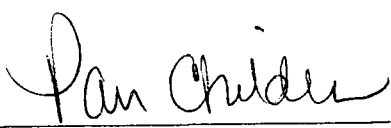
Now, on this 1st day of July 2013, in the County of Escambia, State of Florida, in consideration of the sum of (\$2,828.84) TWO THOUSAND EIGHT HUNDRED TWENTY EIGHT AND 84/100 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

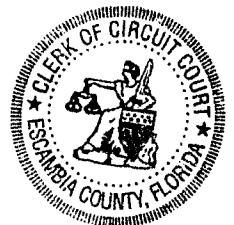
BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO POB PART OF LT 82 PLAT DB 128 P 575 OR 4397 P 34 OR 6413 348 CA 168 CASE # 98-1531-CP-03 OR 4397 P 34

**** Property previously assessed to: EST OF JAMES EUEL DAVIS, JR**

SECTION 3, TOWNSHIP 4 2, RANGE S3 W

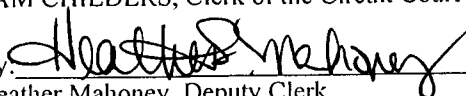

witness Mylinda Johnson

witness Heather Mahoney

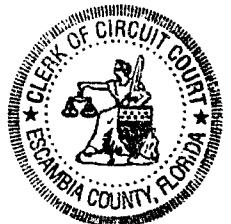

PAM CHILDERS, Clerk of the Circuit Court
Escambia County, Florida



State of Florida
County of Escambia

On this 19th DAY OF JULY 2013 before me Heather Mahoney personally appeared Pam Childers, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.
Witness my hand and official seal date aforesaid.

PAM CHILDERS, Clerk of the Circuit Court
By: 
Heather Mahoney, Deputy Clerk



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2013053575 07/19/2013 at 04:48 PM
OFF REC BK: 7048 PG: 1147 - 1148 Doc Type: COM
RECORDING: \$18.50

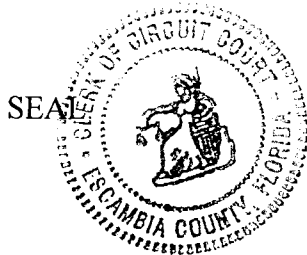
**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04698 of 2010

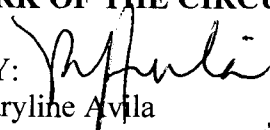
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 30, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

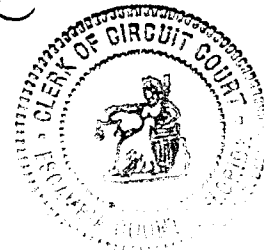
EST OF JAMES EUCL DAVIS, JR
3308 W CERVANTES ST
PENSACOLA, FL 32505

WITNESS my official seal this 30th day of May 2013.



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT**

BY: 
Maryline Avila
Deputy Clerk



THE ESCAMBIA SUN-PRESS, LLC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TC 10U, LLC PENDER NEWKIRK, CUSTODIAN holder of Tax Certificate No. 04698, 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:

BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO POB PART OF LT 82 PLAT DB 128 P 575 OR 4397 P 34 OR 6413 348 CA 168 CASE # 98-1531-CP-03 OR 4397 P 34

SECTION 3, TOWNSHIP 4 2, RANGE S3 W

TAX ACCOUNT NUMBER 070860000 (13-436)

The assessment of the said property under the said certificate issued was in the name of EST OF JAMES EUEL DAVIS, JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of July, which is the 1st day of July 2013.

Dated this 30th day of May 2013.

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 Maryline Avila 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
(SEAL)

By: Maryline Avila
Deputy Clerk

oaw-4w-5-30-6-13-20-2013

PUBLISHED WEEKLY SINCE 1948

(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared
Michael J. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE
JULY 1, 2013 - TAX CERTIFICATE #04698

 in the CIRCUIT Court
was published in said newspaper in the issues of
MAY 30, JUNE 6, 13, 20, 2013

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

Michael J. Driver

PUBLISHER

Sworn to and subscribed before me this 20TH
day of JUNE A.D., 20 13

Denise G. Turner

DENISE G. TURNER

NOTARY PUBLIC

Denise G. Turner
Notary Public
State of Florida

My Commission Expires 08/24/2016
My Commission No. EE 207775

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

Case # 2010 TD 004698

Sold Date 07/01/2013

Name NO BID

<input type="checkbox"/> RegistryOfCourtT = TAXDEED	0
<input type="checkbox"/> overbidamount = TAXDEED	\$0.00
<input type="checkbox"/> PostageT = TD2	\$6.11
<input type="checkbox"/> Researcher Copies = TD6	\$5.00
<input type="checkbox"/> prepFee = TD4	\$14.00
<input type="checkbox"/> advdocstampsdeed = TAXDEED	\$20.30
<input type="checkbox"/> advancerecording = TAXDEED	\$18.50
<input type="checkbox"/> AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc
06/01/2010	TD1	TAX DEED APPLICATION RECEIPT: 1464985 DATE: 10/23/2012
06/01/2010	TAXDEED	TAX DEED CERTIFICATES RECEIPT: 1464985 DATE: 10/23/2012
10/24/2012	TD83	TAX COLLECTOR CERTIFICATION
01/04/2013	TD82	O & E REPORT
06/06/2013	TD81	CERTIFICATE OF MAILING
06/07/2013	TD84	CORRESPONDENCE
06/11/2013	TD84	CORRESPONDENCE
06/25/2013	CheckVoided	CHECK (CHECKID 41731) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507
06/25/2013	CheckVoided	CHECK (CHECKID 41730) VOIDED: HON DAVID MORGAN ESCAMBIA COUNTY SHERIFF PO BOX 18770 PENSACOLA, FL 32523
06/25/2013	CheckMailed	CHECK PRINTED: CHECK # 900019001 - - REGISTRY CHECK REMITTED TO: HON DAVID MORGAN ESCAMBIA COUNTY SHERIFF PO BOX 18770 PENSACOLA, FL 32523
06/25/2013	CheckMailed	CHECK PRINTED: CHECK # 900019002 - - REGISTRY CHECK REMITTED TO: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507



July 15, 2013

Clerk of the Circuit Court
221 Palafox Place
Pensacola, FL 32502

Attn: Tax Deed Division

RE: Tax Deed Sale

Please find enclosed a check in the amount of \$482.93 for the tax deed recording and doc stamp fees associated with TC 10U on the certificates listed below:

Cert #11644/2010	\$99.96	13.444	Cert #11610/2010	\$108.56
Cert #11609/2010	\$105.45	13.442	Cert #04698/2010	\$73.91
Cert #03435/2010	\$95.05	13.433		

If you have any questions, please feel free to contact Dottie Ashley at dottie.ashley@warrenaverett.com or 813-229-2321.

Sincerely,


Joy C. Jansen
Business Services Director

JCJ/dsa
Enclosures

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

ISSUE DEED AS FOLLOWS: (Please complete)

TC 104, LLC

514 N. Franklin St #106

Tampa, FL 33602

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

July 1, 2013

TC 10U, LLC PENDER NEWKIRK, CUSTODIAN
PO BOX 172299
TAMPA, FL 33672

Dear Certificate Holders:

You are the certificate holder to the following tax certificates that were presented for public sale on July 1, 2013. There were no bidders for these properties; therefore, a tax deed will be issued to you as certificate holder. In order to issue your tax deeds to the property, our office must collect the cost of recordings. The costs of recordings include documentary stamp taxes and filing fees.

Certificate #11644/2010	\$99.96
Certificate #11610/2010	\$108.56
Certificate #11609/2010	\$105.45
Certificate #04698/2010	\$73.91
Certificate #03435/2010	\$95.05

Total \$482.93

Please remit the full amount of \$482.93 payable to the Clerk of the Circuit Court by July 25, 2013. If you have any questions, please call me at area code 850-595-3793. Mail the check to: Clerk of the Circuit Court, Attention: Tax Deed Division, P O Box 333, Pensacola, FL 32591.

Sincerely,

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By:

Maryline Avila
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
No Bid Tax Deed Sale**

**Cert # 004698 of 2010 Date 07/01/2013
Name NO BID**

Cash Summary

Cash Deposit	\$0.00
Total Check	\$73.91
Grand Total	\$73.91

**PAM CHILDERS
Clerk of the Circuit Court**

By: _____
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 24, 2013

TC 10U LLC
PENDER NEWKIRK TC10ULLC
P O BOX 172299
TAMPA FL 33672

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate below. This property was presented at auction on July 1, 2013 with "no bids". We received your recording fees for the deed. Enclosed is a refund of unused sheriff fees, which was included in your original application fee.

CERT NO	UNUSED APPLICATION FEES
11609/2010	\$40.00 (unused sheriff fees)
04698/2010 13-436	\$40.00
11610/2010	\$40.00
TOTAL	\$120.00

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Mylanda Johnson
Tax Deed Division

User: ec0724 P
Client:
Search: Bankruptcy Party Search Name DAVIS, JAMES Florida Northern Page: 1

Party Name	Court	Case	Ch	Date Filed	Date Closed	Disposition
1 DAVIS, JAMES (db)	flnbke	<u>4:00-bk-70826</u>	13	11/13/2000	10/23/2002	Dismissed for Other Reason 10/22/2002
2 DAVIS, JAMES (db)	flnbke	<u>4:02-bk-71268</u>	13	11/22/2002	09/24/2003	Dismissed for Other Reason 09/24/2003
3 Davis, James (db)	flnbke	<u>5:10-bk-50710</u>	7	09/30/2010	01/20/2011	Standard Discharge 01/19/2011
4 Davis, James Albert (db)	flnbke	<u>4:07-bk-40287</u>	7	05/25/2007	08/28/2007	Standard Discharge 08/28/2007
5 DAVIS, JAMES ANDERSON (db)	flnbke	<u>1:90-bk-00043</u>	7	02/13/1990	08/27/1990	Dismissed for Other Reason
6 DAVIS, JAMES DAVID (db)	flnbke	<u>3:92-bk-05309</u>	7	12/01/1992	04/30/1993	Standard Discharge 03/23/1993
7 DAVIS, JAMES EARL, II (db)	flnbke	<u>5:02-bk-20099</u>	7	02/11/2002	05/10/2002	Standard Discharge 05/10/2002
8 DAVIS, JAMES FARREL (db)	flnbke	<u>3:88-bk-04920</u>	7	12/23/1988	03/28/1989	Standard Discharge 03/28/1989
9 DAVIS, JAMES FARREL, JR. (db)	flnbke	<u>3:01-bk-40619</u>	7	03/13/2001	07/05/2001	Standard Discharge 07/05/2001
10 DAVIS, JAMES GARLAND (db)	flnbke	<u>5:95-bk-02362</u>	7	11/16/1995	03/06/1996	Standard Discharge 03/06/1996
11 DAVIS, JAMES GREGORY (db)	flnbke	<u>3:98-bk-00213</u>	13	02/04/1998	06/28/2002	Standard Discharge 05/17/2002
12 DAVIS, JAMES L. (db)	flnbke	<u>3:98-bk-00698</u>	7	04/06/1998	07/10/1998	Standard Discharge 07/10/1998
13 Davis, James Leonard, Jr. (db)	flnbke	<u>4:05-bk-40673</u>	7	05/24/2005	08/24/2005	Standard Discharge 08/24/2005
14 Davis, James Melvin, Sr. (db)	flnbke	<u>4:03-bk-71339</u>	13	10/31/2003	04/28/2005	Dismissed for Other Reason
15 Davis, James Melvin, Sr. (db)	flnbke	<u>4:05-bk-40667</u>	13	05/24/2005	06/11/2007	Standard Discharge 05/23/2007
16 DAVIS, JAMES P. (db)	flnbke	<u>3:86-bk-04032</u>	7	01/27/1986	06/30/1986	Standard Discharge 05/27/1986
17 Davis, James R. (db)	flnbke	<u>3:11-bk-31540</u>	7	09/16/2011	01/19/2012	Standard Discharge 01/18/2012
18 DAVIS, JAMES RICHARD (db)	flnbke	<u>3:96-bk-04719</u>	7	05/22/1996	09/10/1996	Standard Discharge 09/10/1996
19 Davis, James Shedric (db)	flnbke	<u>4:02-bk-70660</u>	13	06/26/2002	08/09/2004	Dismissed for Other Reason
20 Davis, James Shedric (db)	flnbke	<u>4:04-bk-41161</u>	13	09/20/2004	02/10/2005	Intra-District Transfer
21 Davis, James Shedric (db)	flnbke	<u>5:04-bk-50806</u>	13	09/20/2004	06/01/2005	Dismissed for Other Reason 05/16/2005
22 DAVIS, JAMES T. (db)	flnbke	<u>4:98-bk-00274</u>	13	04/28/1998	09/18/1998	Dismissed for Other Reason 09/17/1998
23 DAVIS, JAMES WILBER (db)	flnbke	<u>1:94-bk-00261</u>	7	09/19/1994	01/12/1995	Standard Discharge 01/12/1995
24 DAVIS, JAMES, II (db)	flnbke	<u>5:02-bk-20099</u>	7	02/11/2002	05/10/2002	Standard Discharge 05/10/2002

PACER Service Center		Receipt 06/26/2013 09:40:16 61361263
User ec0724 P		
Client		
Description Bankruptcy Party Search		
Name DAVIS, JAMES Florida Northern Page: 1		
Pages 1 (\$0.10)		

Ernie Lee Magaha,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1464985	Receipt Date	10/23/2012

Case Number 2010 TD 004698

Description TC 10U, LLC PENDER NEWKIRK CUST VS

Action TAX DEED APPLICATION

Judge

Received From TC 10U, LLC

On Behalf Of TC 10U, LLC PENDER NEWKIRK CUST

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	401.00	2096

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 10/23/2012 11:28:51

Comments



Chris Jones

Escambia County Property Appraiser

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☐ **Reference**



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General Information		2012 Certified Roll Assessment																									
Reference:	3425300822000003	Improvements:	\$0																								
Account:	070860000	Land:	\$4,603																								
Owners:	DAVIS JAMES E EST OF	Total:	\$4,603																								
Mail:	3308 W CERVANTES ST PENSACOLA, FL 32505	Save Our Homes:	\$0																								
Situs:	4112 W JACKSON ST 32505	Disclaimer																									
Use Code:	VACANT COMMERCIAL	Amendment 1 Calculations																									
Taxing Authority:	COUNTY MSTU																										
Tax Inquiry:	Open Tax Inquiry Window																										
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector																											
Sales Data		2012 Certified Roll Exemptions																									
<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>09/29/2008</td> <td>6413</td> <td>348</td> <td>\$100</td> <td>OT</td> <td>View Instr</td> </tr> <tr> <td>04/1999</td> <td>4397</td> <td>34</td> <td>\$100</td> <td>CJ</td> <td>View Instr</td> </tr> <tr> <td>03/1986</td> <td>2200</td> <td>527</td> <td>\$100</td> <td>OJ</td> <td>View Instr</td> </tr> </tbody> </table>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	09/29/2008	6413	348	\$100	OT	View Instr	04/1999	4397	34	\$100	CJ	View Instr	03/1986	2200	527	\$100	OJ	View Instr	None	
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Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court		Legal Description																									
		BEG AT SE COR OF LT 82 W 1015 FT 2 IN FOR BEG CONTINUE WLY 60 FT NLY 150 FT ELY 60 FT SLY 150 FT TO...																									
		Extra Features																									
		None																									

Parcel Information

[Restore Map](#)

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Section Map

Id:

CA168

Approx.

Acreage:

0.1700

Zoned:

C-2

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.