

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 28, 2013 / 130699

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 255.0000**, issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 01-2308-765**

Certificate Holder:

PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, OHIO 45264

Property Owner:

TAGGART KERI
5617 LEESWAY BLVD
PENSACOLA, FLORIDA 32504

Legal Description: 12-1S2-910

LT 11 BLK 16 SCENIC HEIGHTS UNIT 9 PB 7 P 56 OR 4554 P 580 SEC 11/12/13 TWP 1S R 29W

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
2011	255.0000	06/01/11	\$1,161.59	\$0.00	\$58.08	\$1,219.67

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	170.0000	06/01/13	\$1,000.08	\$6.25	\$50.00	\$1,056.33
2012	193.0000	06/01/12	\$1,086.38	\$6.25	\$54.32	\$1,146.95

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

\$3,422.95
\$0.00
\$150.00
\$75.00
\$3,647.95
\$3,647.95
\$41,713.50
\$6.25

*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale:

7th July 2014

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

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
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
255.0000	01-2308-765	06/01/2011	12-1S2-910 LT 11 BLK 16 SCENIC HEIGHTS UNIT 9 PB 7 P 56 OR 4554 P 580 SEC 11/12/13 TWP 1S R 29W

2012 TAX ROLL

TAGGART KERI
5617 LEESWAY BLVD
PENSACOLA , Florida 32504

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.

tda2012 (Taimur Jamil)
Applicant's Signature

08/28/2013
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.: 10927

October 11, 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 10-11-1993, through 10-11-2013, and said search reveals the following:

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

Keri Taggart AKA Keri Pelfrey

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: 

October 11, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10927

October 11, 2013

**Lot 11, Block 16, Scenic Heights, Unit No. 9, as per plat thereof, recorded in Plat Book 7,
Page 56, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10927

October 11, 2013

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

1. That certain mortgage executed by Keri Taggart AKA Keri Pelfrey in favor of Gregory A. Ravenscroft dated 02/20/2004 and recorded 02/27/2004 in Official Records Book 5352, page 550 of the public records of Escambia County, Florida, in the original amount of \$64,900.00.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$83,427.00. Tax ID 01-2308-765.

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: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 07-07-2014

TAX ACCOUNT NO.: 01-2308-765

CERTIFICATE NO.: 2011-255

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

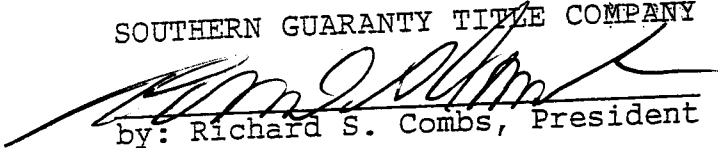
- X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for 2012 tax year.

Keri Taggart aka
Keri Pelfrey
5617 Leesway Blvd.
Pensacola, FL 32504

Gregory A. Ravenscroft
26 Sweetwater Oaks Dr.
Fletcher, NC 28732

Certified and delivered to Escambia County Tax Collector,
this 23rd day of October, 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.

15.00
525.00

This Warranty Deed

OR BK 4554 PG0580
Escambia County, Florida
INSTRUMENT 00-730588

Made this 27th day of April A.D. 2000
by Ottis M. Ratliff, Jr. and Tammy L.
Ratliff, husband and wife

DEED REC STAMPS PD & ESC CO \$ 325.00
05/03/00 EMMIE LEE JENNIFER, CLERK
By: *Sally Mink*

hereinafter called the grantor, to
Keri Taggart aka Keri Pelfrey, a married
woman

whose post office address is: 5617 Leesway Blvd.
Pensacola, FL 32504

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the 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:

Lot 11, Block 16, Scenic Heights, Unit No. 9, a subdivision of a
portion of Sections 11, 12 & 13, Township 1 South, Range 29
West, Escambia County, Florida, according to Plat recorded in
Plat Book 7, Page 56 of the Public Records of said County.

**SUBJECT TO covenants, restrictions, easements of record and taxes for
the current year.**

Parcel Identification Number: 12-1S-29-1001-011-016

**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 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; and that said land is
free of all encumbrances except taxes accruing subsequent to December 31, 2000

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in our presence:

Name: *Debbie Timbie*
Witness **DEBBIE TIMBIE**

Name & Address: *Ottis M. Ratliff, Jr.* **LS**

Name: *Tammy L. Ratliff*
Witness **TAMMY L. RATLIFF**

Name & Address: *Tammy L. Ratliff* **LS**

Name: **Witness**

Name & Address: **LS**

Name: **Witness**

Name & Address: **LS**

State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this 27th day of **April**, 2000, by

Ottis M. Ratliff, Jr. and Tammy L. Ratliff, husband and wife

who is personally known to me or who has produced

as identification.

Deborah A. Timbie
Notary Public

Print Name:

My Commission Expires:

**PREPARED BY: Debbie Timbie
RECORD & RETURN TO:
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504
File No: 0043987**



**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

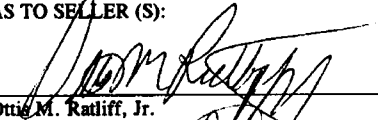
ATTENTION: Pursuant to Escambia County Code of Ordinances 99-24, in accordance with Section 1-20.180(5) of this Ordinance, the Escambia County Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of Property. An approval letter issued by the ECHD must be presented at closing of property sale or transfer of title.

Legal Address of Property: 5617 Leesway Blvd., Pensacola, Florida 32504

Buyer/Seller are aware that the property is on a (✓) Sewer System () Septic Tank
(APPROVAL LETTER ATTACHED HERETO)

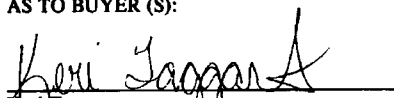
This form completed by: First American Title Insurance Company
7201 N. 9th Avenue, Suite A-4
Pensacola, FL 32504

AS TO SELLER (S):


Otis M. Ratliff, Jr.


Tammy L. Ratliff

AS TO BUYER (S):


Keri Taggart

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

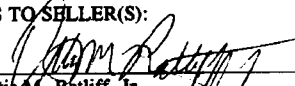
Name of Roadway: 5617 Leesway Blvd.

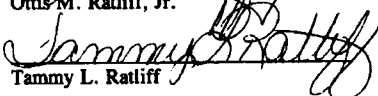
Legal Address of Property: 5617 Leesway Blvd., Pensacola, Florida 32504

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

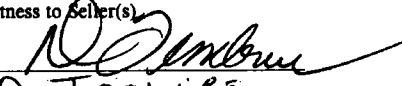
This form completed by: First American Title Insurance Company
7201 N. 9th Ave, Suite A-4
Pensacola, Florida 32504

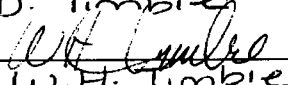
AS TO SELLER(S):


Otis M. Ratliff, Jr.

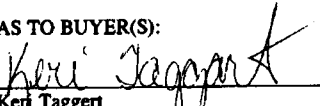

Tammy L. Ratliff

Witness to Seller(s)

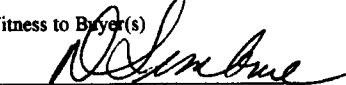

D. Timbie

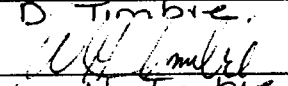

W.H. Timbie

AS TO BUYER(S):


Ken Taggart

Witness to Buyer(s)


D. Timbie


W.H. Timbie

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

RCD May 03, 2000 04:32 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-730588

Prepared by: Thomas G. Van Matre, Jr.
Taylor & Van Matre, P.A.
4300 Bayou Boulevard, Suite #16
Pensacola, Florida 32503
TVM File Number: 19-8504

OR BK 5352 PG0550
Escambia County, Florida
INSTRUMENT 2004-210252

NTG DOC STAMPS PB & ESC CO \$ 227.15
02/27/04 ERNIE LEE HAGANA, CLERK

INTANGIBLE TAX PB & ESC CO \$ 129.00
02/27/04 ERNIE LEE HAGANA, CLERK

MORTGAGE

STATE OF FLORIDA
COUNTY OF Escambia

KERI TAGGART a/k/a KERI PELFREY, a single woman, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereinafter described, received from GREGORY A. RAVENSCROFT, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 20th Day of February, 2004, mortgages to the Mortgagee the real property in Escambia County, Florida, described as follows:

Lot 11, Block 16, SCENIC HEIGHTS, UNIT NO. 9, a subdivision of a portion of Sections 11, 12 and 13, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat recorded in Plat Book 7, Page 56, of the Public Records of said County.

TRANSFER OF THE PROPERTY: Assumption. If all or any part of the property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent, excluding (a) the creation of a line or encumbrance subordinate to this mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenants or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Mortgagee may, at Mortgagee's option, declare all sums secured by this mortgage to be immediately due and payable. Mortgagee shall have waived such option to accelerate if, prior to the sale or transfer, Mortgagee and the person to whom the property is to be sold or transferred reach agreement in writing that the credit of such person is satisfactory to Mortgagee and that the interest payable on the sums secured by this mortgage shall be at such rate as Mortgagee shall request.

as security for the payment of the following:

One Promissory Note of even date herewith in the principal sum of \$64,900.00 payable at the interest rate and on the terms specified in said note together with any and all extensions and renewals of same and any and all additional advances, if any, made pursuant to the terms of this mortgage.

AND Mortgagor agrees:

1. This mortgage shall also secure such future or additional advances as may be made by the Mortgagee at the option of Mortgagee to the Mortgagor, or the successors in title of Mortgagor, for any purpose provided that all such advances are to be made within twenty years from the date of this mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such optional future or additional advances as against the rights of creditors or subsequent purchases for a valuable consideration. The total amount of indebtedness secured by this mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the amount of the initial promissory note described hereinabove or -0-, whichever is greater, plus interest thereon, and any disbursements made by the Mortgagee pursuant to the authority of this mortgage with interest on such disbursements.
2. To make all payments required by the note and this mortgage promptly when due.
3. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at the maximum rate allowed by law, shall be payable on demand by Mortgagee and shall be secured by this Mortgage.
4. To keep all buildings now or hereafter on the land insured against damage by fire and lightning in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at the maximum rate allowed by law shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
5. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of thirty (30) days shall constitute a breach of this mortgage.
6. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney's fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall be secured by this mortgage.

7. That if any of the installments of principal or interest due by the terms of said promissory note are not paid when due, or if any agreement in this mortgage other than the agreement to make the payments is breached, and any such default remains for 30 days, the entire unpaid principal balance of the note plus interest, costs, and attorney's fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.

8. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.

9. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at the maximum rate allowed by law shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.

10. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

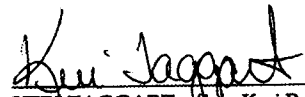
Signed, sealed and delivered
in the presence of:


WITNESS TO SIGN

Thomas G. Van Matre Jr.
WITNESS TO PRINT NAME


WITNESS TO SIGN

Elizabeth Miller
WITNESS TO PRINT NAME


KERI TAGGART a/k/a Keri Pelfrey

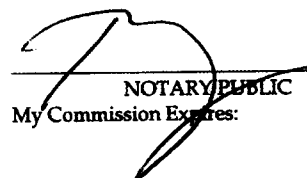
RCD Feb 27, 2004 08:56 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-210252

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 02/20/2004 by KERI TAGGART a/k/a Keri Pelfrey, a single woman, who is personally known to me or who has produced Drivers License as identification.




NOTARY PUBLIC
My Commission Expires: