FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Aug 28, 2013 / 130701

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 446.0000** , 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:** 01-3536-000

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

Property Owner:
HIGGINS MARSHA B 1/4 INT & KENON MARTHA E
BROWNING 1/4 &
2311 OXFORD DR
PENSACOLA , FLORIDA 32503

Legal Description: 05-2S2-959
LTS 8 9 BLK 77 EAST PENSACOLA PLAT DB 77 P 520 OR 6296 P 601 CA 6

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	446.0000	06/01/11	$1,588.83	$0.00	$79.44	$1,668.27

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	280.0000	06/01/13	$1,465.23	$6.25	$73.26	$1,544.74

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$3,213.01
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	$150.00
5. Tax Deed Application Fee	$75.00
6. Total Certified by Tax Collector to Clerk of Court	$3,438.01
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	$3,438.01
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	$6.25
17. Total Amount to Redeem	

*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.

DR-512
R.05/88

Application Number: 130701

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
446.0000	01-3536-000	06/01/2011	05-2S2-959 LTS 8 9 BLK 77 EAST PENSACOLA PLAT DB 77 P 520 OR 6296 P 601 CA 6

2012 TAX ROLL
HIGGINS MARSHA B 1/4 INT & KENON
MARTHA E BROWNING 1/4 &
2311 OXFORD DR
PENSACOLA , Florida 32503

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) 08/28/2013

Applicant's Signature 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.: 10929 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:

   Marsha B. Higgins, Martha E. Browning Kenon, Margery Rowland, and Martin Browning, 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: _____ October 11, 2013

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 10929

October 11, 2013

Lots 8 and 9, Block 77, East Pensacola, Plat Deed Book 77, page 520, O.R. Book 6296, page 601.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 10929

October 11, 2013

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

1. Judgment filed by Midland Credit Management, Inc. against Margery Rowland recorded in O.R. Book 5479, page 403.

2. Taxes for the year 2010 and 2012 delinquent. The assessed value is $65,839.99. Tax ID 01-3536-000.

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: rcsgt@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.: 01-3536-000

CERTIFICATE NO.: 2011-446

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.

Marsha B. Higgins
Martha E. Browning-Kenon
Margery B. Rowland
Estate of Martin Browning
c/o 2311 Oxford Dr.
Pensacola, FL 32503

Midland Credit Management, Inc.
5775 Roscoe Court
San Diego, CA 92123

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.

Recorded in Public Records 03/05/2008 at 12:24 PM OR Book 6296 Page 601, Instrument #2008017447, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

ULORA IRENE BROWNING,
Deceased.

Case No. 2008-CP-239
Division: F

ORDER FOR SUMMARY ADMINISTRATION AND DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

On the Petition of Marsha B. Higgins for Summary Administration and for Determination of Homestead of the estate of Ulora Irene Browning, deceased, the Court finding that the decedent died on February 18, 2005; that all interested persons have been served proper notice of the Petition and hearing or have waived notice thereof; that the material allegations of the Petition are true; that the decedent's estate qualifies for summary administration and for homestead exemption; that an Order of Summary Administration and Determining Homestead Status of Real Property should be entered; and that the Court further finds that:

1. The decedent died intestate and was domiciled in Escambia County, Florida.
2. The decedent is not survived by a spouse or minor child.
3. Decedent's homestead was validly devised.
4. Decedent's homestead was devised to one or more heirs of the decedent.
5. At the time of death, the decedent owned and resided on the real property described in the Petition, it is

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2008 MAR -4 P 2:13
PROBATE DIVISION
FILED & RECORDED

ADJUDGED that the following described property (the "Homestead Property"):

Lots 8 and 9, Block 77, East Pensacola, according to map of J. E. Kauser drawn in 1893, Escambia County, Florida.
Also known ad 3204 E. Mallory Street, Pensacola, Florida 352503.
Parcel ID No. 052S29-5905-008-077

Case: 2008 CP 000239
00019096343
Dkt: CPODHP Pg#: 3 ✓

Case: 2008 CP 000239
00068832935
Dkt: CPOSA Pg#: 3 ✓

15ans/16ans

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to: Marsha B. Higgins (1/4th Interest), Martha E. Browning-Kenon (1/4th Interest), Margery B. Rowland (1/4th Interest) and Martin Browning, Jr. (1/4th Interest).

ADJUDGED FURTHER that there by immediate distribution of the assets of the decedent as follows:

NAME/ADDRESS	ASSET, SHARE OR AMOUNT
Marsha B. Higgins	1/4th Interest in Misc. Personal Property; 1/4th Interest in Life Insurance Policy with ING 1/4th Interest in Life Insurance Policy with Stonebridge Life Insurance Co. 1/4th Interest in Homestead Property; and, 1/4th Interest in Rest, Remaining and Residue of the Estate
Martha E. Browning-Kenon	1/4th Interest in Misc. Personal Property; 1/4th Interest in Life Insurance Policy with ING 1/4th Interest in Life Insurance Policy with Stonebridge Life Insurance Co. 1/4th Interest in Homestead Property; and, 1/4th Interest in Rest, Remaining and Residue of the Estate
Margery B. Rowland	1/4th Interest in Misc. Personal Property; 1/4th Interest in Life Insurance Policy with ING 1/4th Interest in Life Insurance Policy with Stonebridge Life Insurance Co. 1/4th Interest in Homestead Property; and, 1/4th Interest in Rest, Remaining and Residue of the Estate

Martin Browning, Jr.

1/4th Interest in Misc. Personal Property;
1/4th Interest in Life Insurance Policy with ING
1/4th Interest in Life Insurance Policy with Stonebridge Life Insurance Co.
1/4th Interest in Homestead Property; and,
1/4th Interest in Rest, Remaining and Residue of the Estate

ADJUDGED FURTHER that those to whom specified parts of the decedent's estate are assigned by this Order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

ADJUDGED FURTHER that the debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this Order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this Order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

DONE AND ORDERED this 3rd day of March, 2008.

CIRCUIT COURT JUDGE

(1)
Conformed Copy to:
Sarah D. Crane, Esquire

OR BK 5387 PG0011
Escambia County, Florida
INSTRUMENT 2004-228657

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2003-SC-6573

MIDLAND CREDIT MANAGEMENT, INC.

RCD Apr 19, 2004 01:22 pm
Escambia County, Florida

Plaintiff

vs.

FINAL SUMMARY JUDGMENT

MARGERY ROWLAND

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-228657

Defendant(s)

COUNTY CIVIL DIVISION
FILED & RECORDED

2004 APR 15 A 11:51

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

THIS CAUSE having come to be heard before this Honorable Court on March 11, 2004 upon Plaintiff's Motion for Summary Judgment and the Court having heard argument of counsel and being otherwise fully advised in the premises, finds as follows:

That there are no genuine issues as to any material facts and Plaintiff is entitled to a judgment as a matter of law.

IT IS THEREUPON ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 5775 Roscoe Ct., San Diego, CA 92123 shall recover from Defendant(s) MARGERY ROWLAND the principal sum of $4,992.32, court costs in the amount of $117.50, pre-judgment interest in the amount of $872.33, and attorney's fees in the amount of $400.00, that shall bear interest at the rate of 7% per annum, for all of the above let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 14 day of April, 2004.

COUNTY COURT JUDGE

Copies furnished to:
HAYT, HAYT & LANDAU
7765 SW 87 Ave, Suite 101
Miami, Florida 33173

MARGERY ROWLAND
4235 Ciudad Dr
Pensacola Florida 32504
03-04118-0 5770914518370772

OR BK 5479 PG0403
Escambia County, Florida
INSTRUMENT 2004-276270

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESSED MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: _____ D.C.

RCD Aug 17, 2004 03:55 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-276270