

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jul 26, 2013 / 130305

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 1182.0000**, 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: 02-1853-700**

**Certificate Holder:**  
TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC  
PO BOX 3167  
TAMPA, FLORIDA 33601

**Property Owner:**  
HENRY NANCY MUHAMMAD DESIREE N  
2327 LACEY CIR  
PENSACOLA, FLORIDA 32514

**Legal Description:** 14-1S3-012  
BEG AT SE COR OF LT 1 N ALG E LI OF LT 123 YDS FOR POB W PARL WITH S LI 171 42/100 FT N PARL WITH E LI OF LT 165 FT E PARL WITH S LI OF LT 171 42/100 ...  
**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
2011	1182.0000	06/01/11	\$282.75	\$0.00	\$107.21	\$389.96

**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	832.0000	06/01/13	\$259.07	\$6.25	\$12.95	\$278.27
2012	977.0000	06/01/12	\$262.61	\$6.25	\$51.32	\$320.18

- 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

\$988.41
\$0.00
\$150.00
\$75.00
\$1,213.41
\$1,213.41
\$16,603.00
\$6.25

\*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: January 4, 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**

7/26/2013

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 02-1853-700**

July 31, 2013  
Tax Year: 2010  
Certificate Number: 1182.0000

BEG AT SE COR OF LT 1 N ALG E LI OF LT 123 YDS FOR POB W PARL WITH S LI 171 42/100 FT N PARL WITH E LI  
OF LT 165 FT E PARL WITH S LI OF LT 171 42/100 FT S 165 FT TO POB LESS THE W 102 FT OR 6490 P 1848 OR  
6499 P 915

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC  
PO BOX 3167  
TAMPA, Florida, 33601**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
1182.0000	02-1853-700	06/01/2011	14-1S3-012 BEG AT SE COR OF LT 1 N ALG E LI OF LT 123 YDS FOR POB W PARL WITH S LI 171 42/100 FT N PARL WITH E LI OF LT 165 FT E PARL WITH S LI OF LT 171 42/100 FT S 165 FT TO POB LESS THE W 102 FT OR 6490 P 1848 OR 6499 P 915

**2012 TAX ROLL**

HENRY NANCY MUHAMMAD DESIREE N  
2327 LACEY CIR  
PENSACOLA , Florida 32514

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.

tctampa (Jon Franz)  
Applicant's Signature

07/26/2013  
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.: 10509

August 1, 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 08-01-1993, through 08-01-2013, and said search reveals the following:

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

Nancy Henry and Desiree N. Muhammad

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: 

August 1, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10509

August 1, 2013

**141S301206000003 - Full Legal Description**

BEG AT SE COR OF LT 1 N ALG E LI OF LT 123 YDS FOR POB W PARL WITH S LI 171 42/100 FT N PARL WITH  
E LI OF LT 165 FT E PARL WITH S LI OF LT 171 42/100 FT S 165 FT TO POB LESS THE W 102 FT OR 6490 P 1848  
OR 6499 P 915

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10509

August 1, 2013

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

1. Taxes for the year 2010-2012 delinquent. The assessed value is \$33,206.00. Tax ID 02-1853-700.

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: 1-6-2014

TAX ACCOUNT NO.: 02-1853-700

CERTIFICATE NO.: 2011-1182

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.

Nancy Henry  
Desiree N. Muhammad  
2327 Lacey Circle  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 8th day of August, 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.

Recording requested by: \_\_\_\_\_

When recorded, mail to: \_\_\_\_\_

Name: Nancy Henry

Address: 2327 Lacey Circle

City: Pensacola

State/Zip: Florida 32514-5810

Space above reserved for use by Recorder's Office

Document prepared by: \_\_\_\_\_

Name: Desiree Muhammad

Address: 8990 N. Davis Hwy apt 124

City/State/Zip: Pensacola, FL 32514

Property Tax Parcel/Account Number: \_\_\_\_\_

## Quitclaim Deed

This Quitclaim Deed is made on August 25, 2009, between  
Desiree Nicole Muhammad, Grantor, of 8990 N. Davis Hwy apt 124  
\_\_\_\_\_, City of Pensacola, State of Florida,  
\* and Desiree N. Muhammad + Nancy Henry, Grantee, of 2327 Lacey Circle  
\_\_\_\_\_, City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 2327 Lacey Circle  
\_\_\_\_\_, City of Pensacola, State of Florida:

See attached exhibit A.

\* Grantee names; Desiree N. Muhammad + Nancy Henry

\* As joint tenants with rights of survivorship.  
Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2010 shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

IN THE CIRCUIT COURT FOR ESCAMBIA COUNTY,  
FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

BARBARA JEAN BAILEY

File No. 2009 CP 1352

Division A

Deceased.

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY FL  
2009 JUL 23 P 3:08  
PROBATE DIVISION  
FILED & RECORDED

ORDER DETERMINING HOMESTEAD  
STATUS OF REAL PROPERTY

(testate - validly devised, heirs, no spouse or minor child - exempt from claims)

On the petition of Desiree Nicole Muhammad, f/k/a Desiree Nicole Redden, for an Order Determining Homestead Status of Real Property, all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in Escambia County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead is 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

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

See attached Exhibit "A"

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

Case: 2009 CP 001352



00050361964

Dkt: CPDHP Pg#: 3

10 4/23

ADJUDGED FURTHER that the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to Desiree Nicole Muhammad, f/k/a Desiree Nicole Redden.

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and that the personal representative shall have no further responsibility with respect to it.

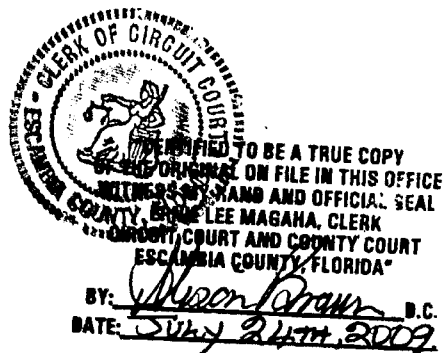
ORDERED on July 23, 2009.

William J. Geeler

Circuit Judge

**EXHIBIT "A"**

A portion of Lot 1, Section 14, Township 1 South, Range 30 West, described as follows: Commencing at the Southeast corner of said Lot 1, thence run North along the East line of said Lot 1 for 123 yards to point of beginning; thence run West parallel with the South line of said Lot 1, 171.42 feet, thence run North parallel with East line of said Lot 1, 165 feet; thence East parallel with the South line of said Lot 1, 171.42 feet, thence run South parallel with East line of Lot 1, 165 feet to point of beginning, as described in Deed Book 462, Page 77 of the public records of Escambia County, Florida; it being expressly understood that the Grantors herein agree to convey only an undivided  $\frac{1}{2}$  interest in and to the oils and minerals lying on and under the real property hereinabove described, the other undivided  $\frac{1}{2}$  interest in and to said oils and minerals being owned by R. D. Robblee, one of the Grantors predecessors in title, and it also being understood that said real property is conveyed subject to restrictive covenants recorded in Deed Book 460, Page 322 of the public records of Escambia County, Florida.



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01182 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 5, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NANCY HENRY 2327 LACEY CIR PENSACOLA FL 32514	DESIREE N MUHAMMAD 2327 LACEY CIR PENSACOLA FL 32514
---	--

WITNESS my official seal this 5th day of December 2013.



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 January 6, 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 TC TAMPA 1 LLC PNC C/O TC TAMPA 1 LLC holder of Tax Certificate No. 01182, issued the 1st day of June, A.D., 2011 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 1 N ALG E LI OF LT 123 YDS FOR POB W PARL WITH S LI 171 42/100 FT N PARL WITH E LI OF LT 165 FT E PARL WITH S LI OF LT 171 42/100 FT S 165 FT TO POB LESS THE W 102 FT OR 6490 P 1848 OR 6499 P 915

SECTION 14, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021853700 (14-009)

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

NANCY HENRY and DESIREE N MUHAMMAD

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 January, which is the 6th day of January 2014.

Dated this 5th day of December 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 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:  
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Deputy Clerk

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### Post Property:

2327 LACEY CIR 32514



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

NANCY HENRY  
2327 LACEY CIR  
PENSACOLA FL 32514

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
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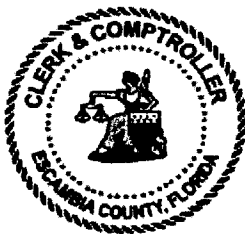
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**DESIREE N MUHAMMAD**  
2327 LACEY CIR  
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CLERK OF THE CIRCUIT COURT  
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