

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jul 26, 2013 / 130311

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 1811.0000**, 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: 03-0744-579**

**Certificate Holder:**

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

**Property Owner:**

FOSTER CAROL A LAMPKIN & LEVINE JACQUELINE  
1570 MACKLIN PL  
PENSACOLA, FLORIDA 32534

**Legal Description:** 23-1S3-025

LT 15 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 513 P 667 OR 6310 P 524

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	1811.0000	06/01/11	\$377.04	\$0.00	\$77.61	\$454.65

**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
2013	1385.0000	06/01/13	\$395.67	\$6.25	\$19.78	\$421.70
2012	1559.0000	06/01/12	\$382.92	\$6.25	\$35.74	\$424.91

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

\$1,301.26
\$0.00
\$150.00
\$75.00
\$1,526.26
\$1,526.26
\$17,062.50
\$6.25

\*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

*Jenna Stewart*

Date of Sale:

*January 6, 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: 130311

## 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>
1811.0000	03-0744-579	06/01/2011	23-1S3-025 LT 15 BLK H 1ST ADDN TO LINCOLN PARK PB 7 P 54 OR 513 P 667 OR 6310 P 524

### **2012 TAX ROLL**

FOSTER CAROL A LAMPKIN & LEVINE  
JACQUELINE  
1570 MACKLIN PL  
PENSACOLA , Florida 32534

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.: 10515

August 2, 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:

Carol A. Lampkin Foster and Jacqueline Levine

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 2, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10515

August 2, 2013

**Lot 15, Block H, First Addition to Lincoln Park, as per plat thereof, recorded in Plat Book 7, Page 54, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10515

August 2, 2013

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

1. That certain mortgage executed by Carol A. Lampkin Foster and Jacqueline Levine in favor of Escambia County Community Development Block Grant Program dated 09/18/2003 and recorded 09/29/2008 in Official Records Book 6381, page 437 of the public records of Escambia County, Florida, in the original amount of \$21,370.00.
2. That certain mortgage executed by Carol A. Lampkin Foster and Jacqueline Levine in favor of Escambia County Community Development Block Grant Program dated 09/18/2008 and recorded 09/29/2008 in Official Records Book 6381, page 438 of the public records of Escambia County, Florida, in the original amount of \$1,800.00.
3. That certain mortgage executed by Carol A. Lampkin Foster and Jacqueline Levine in favor of Escambia County Community Development Block Grant Program dated 09/18/2008 and recorded 09/29/2008 in Official Records Book 6381, page 439 of the public records of Escambia County, Florida, in the original amount of \$1,680.00.
4. Judgment filed by Capital One Bank (USA) NA recorded in O.R. Book 6409, page 478.
5. Judgment filed by Bill Haven Cars, Inc. and Aries Insurance Co. recorded in O.R. Book 6555, page 1950.
6. Taxes for the year 2010-2011 delinquent. The assessed value is \$34,125.00. Tax ID 03-0744-579.

**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.

Email: rcsgrt@aol.com

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

## WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 7th day of April 2008, by  
and between CAROL A. LAMPKIN FOSTER, Formerly Carol A. Lampkin,  
hereinafter called the Grantor, to CAROL A. LAMPKIN FOSTER and  
JACQUELINE LEVINE, hereinafter called the Grantees,

### WITNESSETH

That the Grantor, for and in consideration of the sum of  
TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof  
is hereby acknowledged, do bargain, sell, convey and grant unto the  
Grantees, all that certain land situate in Escambia County, State of  
Florida, to wit:

Lot 15, Block H, FIRST ADDITION TO LINCOLN PARK,  
according to plat thereof recorded in Plat Book 7,  
page 54, of the public records of Escambia County,  
Florida.

Parcel ID#

Together with all the tenements, hereditaments and appurtenances  
thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantees 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 fully warrants the title to said land and will  
defend the same against the lawful claim of all persons whomsoever;  
and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has signed and sealed these  
presents the day and year first above written.

Signed, sealed and delivered  
in our presence

Ernie Lee Magaha  
Rebecca C Cowan

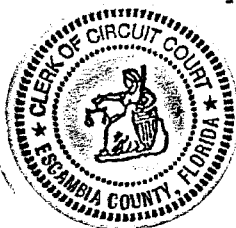
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Carol A. Lampkin Foster  
CAROL A. LAMPKIN FOSTER

The foregoing instrument was acknowledged before me this 7th day of  
April 2008, by Carol A. Lampkin Foster, who produced  
identification of Identification Card, and did not take an oath.

Ernie Lee Magaha, Clerk of the Circuit  
Rebecca C Cowan  
Notary Public Deputy Clerk

Prepared By:  
Carol A. Lampkin Foster  
1570 Macklin Place  
Pensacola, FL 32534  
Return to:  
Same Name and Address as Above



ESCAMBIA COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
Escambia County, Florida

**LIEN AGREEMENT**

Applicant's Name	Address of Property	Lot(s)
<u>Carol A. Foster &amp; Jacqueline Levine</u>	<u>1570 Macklin Place</u> <u>Pensacola, Florida 32534</u>	<u>15</u> Block <u>"H"</u>
	( X ) Deferred Grant Housing Rehabilitation	Book <u>6310</u> Page <u>524</u> Tract <u>32.02</u>
Total Amount of Lien		
<u>\$ 21,370.00</u>		

I, the undersigned, as owner of said property, do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the **18<sup>th</sup> day of September, 2008**. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year on the anniversary date for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I further agree that I or my heir(s) will repay the Escambia County Community Development Block Grant Program the undepreciated portion of the total lien amount cited above.

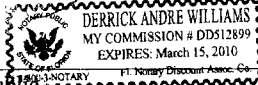
This lien will expire and automatically cancel on September 17, 2013.

September 18, 2008  
Date

Carol A. Foster  
Signature  
(Carol A. Foster)  
Jacqueline Levine  
Signature  
(Jacqueline Levine)

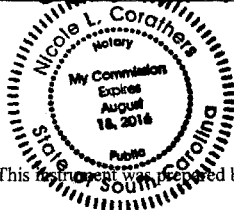
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 20 08,  
by Carol A. Foster who is personally known to me or who has produced  
Florida Driver License as identification and who did (did not) take an oath.

Derrick Andre Williams  
Signature  
  
Notary Public

STATE OF SC  
COUNTY OF Dorchester

The foregoing instrument was acknowledged before me this 23 day of September, 20 08,  
by Jacqueline Levine who is personally known to me or who has produced  
South Carolina License as identification and who did (did not) take an oath.



Nicole L. Corathers  
Signature  
Nicole L. Corathers  
Notary Public  
Nicole L. Corathers

This instrument was prepared by: Neighborhood Enterprise Foundation, Inc.  
for Escambia County  
Post Office Box 18178  
Pensacola, Florida 32523-8178



ESCAMBIA COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
Escambia County, Florida

**LIEN AGREEMENT**

Applicant's Name	Address of Property	Lot(s)
<u>Carol A. Foster &amp; Jacqueline Levine</u>	<u>1570 Macklin Place</u>	<u>15</u>
	<u>Pensacola, Florida 32534</u>	Block <u>"H"</u>
	( X ) Deferred Grant	Book <u>6310</u> Page <u>524</u>
	Lead-Based Paint Abatement	Tract <u>32.02</u>
Total Amount of Lien		
<u>\$ 1,800.00</u>		

I, the undersigned, as owner of said property, do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the **18<sup>th</sup> day of September, 2008**. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year on the anniversary date for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

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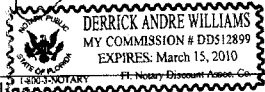
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September 18, 2008  
Date

Carol A. Foster  
Signature  
(Carol A. Foster)  
Jacqueline Levine  
Signature  
(Jacqueline Levine)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 20 08,  
by Carol A. Foster who is personally known to me or who has produced  
Florida Driver License as identification and who ~~did~~ (did not) take an oath.

Derrick Andre Williams  
Signature  
  
Notary Public

STATE OF SC  
COUNTY OF Dorchester

The foregoing instrument was acknowledged before me this 23 day of September, 20 08,  
by Jacqueline Levine who is personally known to me or who has produced  
SC Driver License as identification and who did (did not) take an oath.



Nicole L. Corathers  
Signature  
Nicole L. Corathers  
Notary Public

This instrument was prepared by:  
Neighborhood Enterprise Foundation, Inc.  
for Escambia County  
Post Office Box 18178  
Pensacola, Florida 32523-8178

ESCAMBIA COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
Escambia County, Florida

**LIEN AGREEMENT**

Applicant's Name	Address of Property	Lot(s)
<u>Carol A. Foster &amp; Jacqueline Levine</u>	<u>1570 Macklin Place</u> <u>Pensacola, Florida 32534</u>	<u>15</u> Block <u>"H"</u>
	( X ) Deferred Grant Associated Abatement	Book <u>6310</u> Page <u>524</u> Tract <u>32.02</u>
Total Amount of Lien		
\$ <u>1,680.00</u>		

I, the undersigned, as owner of said property, do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the **18<sup>th</sup> day of September, 2008**. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year on the anniversary date for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I further agree that I or my heir(s) will repay the Escambia County Community Development Block Grant Program the undepreciated portion of the total lien amount cited above.

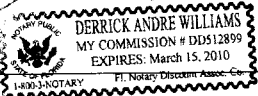
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September 18, 2008  
Date

Carol A. Foster  
Signature  
(Carol A. Foster)  
Jacqueline Levine  
Signature  
(Jacqueline Levine)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of September, 20 08,  
by Carol A. Foster who is personally known to me or who has produced  
Florida Driver License as identification and who did (did not) take an oath.

Derrick Andre Williams  
Signature  
Notary Public  


STATE OF SC  
COUNTY OF Dorchester

The foregoing instrument was acknowledged before me this 23 day of September, 20 08,  
by Jacqueline Levine who is personally known to me or who has produced  
SC Drivers License as identification and who did (did not) take an oath.

Nicole L. Corathers  
Signature  
Nicole L. Corathers  
Notary Public



This instrument was prepared by  
Neighborhood Enterprise Foundation, Inc.  
for Escambia County  
Post Office Box 18178  
Pensacola, Florida 32523-8178

Recorded in Public Records 08/04/2008 at 09:48 AM OR Book 6360 Page 1119,  
Instrument #2008058328, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
CASE NO: 06-SC-6052

CAPITAL ONE BANK (USA), NA

Plaintiff

DEFAULT FINAL JUDGMENT

vs.

CAROL LAMPKIN

**RECORDED AS RECEIVED**

Defendant(s)

THIS CAUSE having come to be heard before me upon the motion of the Plaintiff herein,  
and the Court finding that a Default was entered, and being otherwise fully advised in the  
premises it is:

ORDERED AND ADJUDGED THAT:

Plaintiff whose address is P.O. Box 85015 Richmond, VA 23285 shall recover from  
Defendant(s) CAROL LAMPKIN the principal sum of \$1,101.88, court costs in the amount of  
\$195.00, interest in the amount of \$1,149.48, and attorneys' fees in the amount of \$ 500,  
that shall bear interest at the rate of 11% per annum, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact  
Information Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this  
Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of  
appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the  
Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney. The Fact  
Information Sheet need not be recorded in the Public Records.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 28<sup>th</sup> day  
of July, 2008.

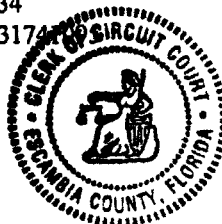
  
COUNTY COURT JUDGE

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

CAROL LAMPKIN  
1570 Macklin Pl  
Pensacola, Florida 32534  
06-22512-0 529107163174

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

BY:  D.C.



Case: 2006 SC 006052



00085967820

Dkt: CC1033 Pg#:

COUNTY CIVIL DIVISION  
FILED & RECORDED

2008 JUL 28 P 2:42

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

IN THE CIRCUIT COURT FOR THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

FILED & RECORDED

JUN 6 3 49 PM '00

BILL HAVEN CARS, INC., individually  
and for the use and benefit of  
ARIES INSURANCE COMPANY,

Plaintiffs,

Case No: 98-1326-CA

vs.

JACQUELYN FOSTER HUNTER and  
CAROL A. FOSTER,

Defendants.

OR BK 4569 PG 1676  
Escambia County, Florida  
INSTRUMENT 2000-742992  
RCD Jun 14, 2000 01:03 PM  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-742992

**FINAL JUDGMENT**

THIS ACTION was heard after entry of Default and  
IT IS ADJUDGED

That Plaintiff, BILL HAVEN CARS, INC. , individually, and for the use and benefit of  
ARIES INSURANCE COMPANY, recover from the Defendant, JACQUELYN FOSTER HUNTER  
and CAROL A. FOSTER, individually the sum of \$6,377.63 with costs in the sum of \$120.50 that  
shall bear interest at the rate of 10% a year for which let execution issue.

ORDERED at Pensacola, Florida on June 6, 2000.

Judge of the Court

Copies furnished to:

✓ Anthony J. Petrillo, Esquire  
✓ Laura M. Booker, Esquire

Certified to be a true and correct copy  
the original on file in my office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: Ernie Lee Magaha D.C.  
Date: APR 10 2001

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA  
CIVIL DIVISION  
CASE No. 98-1326-CA

FLORIDA DEPARTMENT OF FINANCIAL SERVICES AS RECEIVER FOR  
ARIES INSURANCE COMPANY

Plaintiff,

vs.

JACQUELYN FOSTER HUNTER and  
CAROL A. FOSTER,

Defendant (s)

AFFIDAVIT PURSUANT TO F.S. 55.10

STATE OF FLORIDA)

SS.

COUNTY OF DADE )

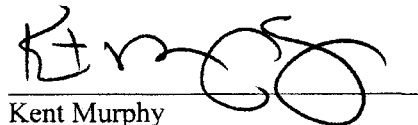
I HEREBY CERTIFY that on this day, before me, personally appeared KENT  
MURPHY, who after being duly sworn, states the following:

1. I am the Assistant Receivership Operation Manager for the Florida Department of  
Financial Services, as Receiver of Aries Insurance Company.

2. That a Final Judgment has been recorded in favor of the Plaintiff against the  
Defendant (s). In compliance with F.S. 55.10, the affiant states that the current address for the  
Plaintiff is as follows:

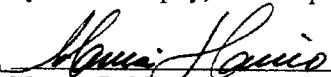
Post Office Box 0817 Miami Florida 33152-0817

AFFIANT FURTHER SAYETH NAUGHT



Kent Murphy  
Assistant Receivership Operations Manager  
P O Box 0817  
Miami Florida 33152-0817  
(786) 336-1380

The foregoing instrument was acknowledge before me this 28 day of January, 2010,  
by Kent Murphy, who is personally known to me and did not take an oath.

  
Notary Public, State of Florida



Idania Llanio  
COMMISSION # DD930777  
EXPIRES: OCT. 19, 2013  
WWW.AARONNOTARY.COM