

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Aug 28, 2013 / 130735

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 3990.0000**, 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: 06-1994-000**

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

**Property Owner:**  
HILL CATHERINE  
2416 NORTH N ST  
PENSACOLA, FLORIDA 32501

**Legal Description:** 17-2S3-015  
LTS 1 2 BLK 12 BRITTON PLACE PLAT DB 154 P 521 OR 333 P 22 OR 4753 P 1787

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       | 3990.0000          | 06/01/11     | \$525.67 | \$0.00  | \$32.53  | \$558.20 |

**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       | 3519.0000          | 06/01/13     | \$484.23 | \$6.25  | \$24.21  | \$514.69 |

- 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

|             |
|-------------|
| \$1,072.89  |
| \$0.00      |
|             |
| \$150.00    |
| \$75.00     |
| \$1,297.89  |
|             |
|             |
|             |
|             |
| \$1,297.89  |
|             |
| \$23,891.50 |
|             |
| \$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: 7<sup>th</sup> 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:

| <b>Certificate No.</b> | <b>Parcel ID Number</b> | <b>Date</b> | <b>Legal Description</b>                                                                   |
|------------------------|-------------------------|-------------|--------------------------------------------------------------------------------------------|
| 3990.0000              | 06-1994-000             | 06/01/2011  | 17-2S3-015<br>LTS 1 2 BLK 12 BRITTON PLACE PLAT DB 154 P<br>521 OR 333 P 22 OR 4753 P 1787 |

### **2012 TAX ROLL**

HILL CATHERINE  
2416 NORTH N ST  
PENSACOLA , Florida 32501

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.: 10966

October 15, 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 10-15-1993, through 10-15-2013, and said search reveals the following:

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

Catherine Hill AKA Catherine M.Hill

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 15, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10966

October 15, 2013

**Lot 1 and 2, Block 12, Britton Place, Plat Deed Book 154, page 521, O.R. Book 333, page 22, O.R. Book 4753, page 1787.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10966

October 15, 2013

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

1. That certain mortgage executed by Catherine M.Hill in favor of Escambia/Pensacola SHIP Program dated 07/11/2001 and recorded 07/17/2001 in Official Records Book 4738, page 1818 of the public records of Escambia County, Florida, in the original amount of \$6,559.00
2. That certain mortgage executed by Catherine M.Hill in favor of Escambia County dated 03/13/2002 and recorded 04/05/2002 in Official Records Book 4880, page 1941 of the public records of Escambia County, Florida, in the original amount of \$50,289.00.
3. Taxes for the year 2010 and 2012 delinquent. The assessed value is \$47,351.00. Tax ID 06-1994-000.

**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: 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: 07-07-2014

TAX ACCOUNT NO.: 06-1994-000

CERTIFICATE NO.: 2011-3990

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

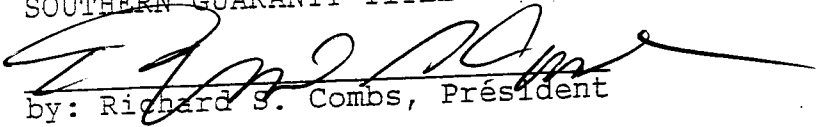
- X Notify City of Pensacola, P.O. Box 12910, 32521  
221 Palafox Place, 4th Floor/  
X     Notify Escambia County, 190 Governmental Center, 32502  
X     Homestead for 2012 tax year.

Catherine Hill aka  
Catherine M. Hill, if alive,  
or her estate if deceased  
2416 North N St.  
Pensacola, FL 32501

Escambia County  
Escambia/Pensacola SHIP  
Program Trust Fund  
221 and 223 Palafox Place  
Pensacola, FL 32502

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.

10-50  
Processing Data Space

Recording Data Space

**WITHOUT TITLE INFORMATION**

✓ This Instrument Was Prepared By:

MICHAEL L. GUTTMANN

314 South Baylen Street

Suite 201

Pensacola, FL 32501

(850) 434-7445

DR BK 4753 PG 1787  
Escambia County, Florida  
INSTRUMENT 2001-872339

DEED DOC STAMPS PD @ ESC CO \$ 0.70  
08/13/01 ERNIE LEE JAMES, CLERK  
By: Sally Smith

**QUIT CLAIM DEED**

This Quit Claim Deed has been executed, on the date indicated below, by RICHARD HILL, a divorced + remarried man (SS# [REDACTED]) hereafter called the grantor, to CATHERINE HILL, a divorced woman, (SS# [REDACTED]) hereafter called the grantee, whose address is 2416 North N. Street, Pensacola, Florida 32501.

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said grantee forever, all the right, title, interest, claim, and demand which the said grantor has in and to the following described lot, piece, or parcel of land, situate, lying and being in Escambia County, Florida:

Lots 1 and 2, Block 12, Britton Place, Section 17, Township 2 South, Range 30 West, all lying and being in Escambia County, Florida, said plat being recorded in Deed Book 154, Page 521 of the public records of Escambia County, also described in Official Records Book 333, Page 22 and Official Records Book 3259, Page 636 of the public records of Escambia County, Florida.

Parcel Identification Number: 17-2S-30-1500-001-012

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said grantor, either in law or equity, to the only proper use and benefit of the said grantee forever.

*This property is not grantor homestead. Grantor lives at 507 Ard Drive. This deed is to transfer property to former wife pursuant to Divorce Decree*

In witness whereof, the grantor signed this Quit Claim Deed on the date indicated next to the grantor's signature.

Richard Hill  
Grantor - RICHARD HILL

August 1, 2001  
DATE

307 Ard Dr. Pensacola FL 32526  
Grantor's Post Office Address

[Signature]  
Witness - Signature

Michael Guttman  
(Printed Or Typed Name)

Rebecca Liechty  
Witness - Signature

Rebecca Liechty  
(Printed Or Typed Name)

State Of FLORIDA  
County Of ESCAMBIA

Affirmed before me, on 8/1/01, by RICHARD HILL, a married man:  
[ ] who is personally known to me, or  
[X] who produced the following identification: FL DL H400740-42-186-0

RICHARD HILL, personally appeared before me at the time of notarization, and, after being given the oath, acknowledged signing the foregoing document.

[Signature]  
Notary Public

(Printed Or Typed Name)

RCD Aug 13, 2001 04:45 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-872339



ESCAMBIA/PENSACOLA STATE HOUSING  
INITIATIVES PARTNERSHIP (SHIP) PROGRAM  
ESCAMBIA COUNTY, FLORIDA

OR BK 4738 P61818  
Escambia County, Florida  
INSTRUMENT 2001-862707  
RCD Jul 17, 2001 08:23 am  
Escambia County, Florida

Administered By:  
Neighborhood Enterprise Foundation, Inc.  
P.O. Box 18178  
Pensacola, Florida 32523-8178  
Phone: (850) 458-0466  
FAX: (850) 458-0464

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-862707

LIEN AGREEMENT

|                          |                                 |                                |
|--------------------------|---------------------------------|--------------------------------|
| Applicant Name(s)        | Address of Property             | Date of Sale<br>or Vacate      |
| <u>Catherine M. Hill</u> | <u>2416 North "N" Street</u>    | _____                          |
|                          | <u>Pensacola, Florida 32501</u> |                                |
| Total Amount of Lien     |                                 | Lot <u>1 &amp; 2</u>           |
| <u>\$6,559.00</u>        | (xx) Deferred Payment<br>Grant  | Block <u>12</u>                |
| Total Amount Due to Date |                                 | Book <u>333</u> Page <u>22</u> |
| _____                    |                                 | Tract <u>Britton Place</u>     |

I, the undersigned, owner occupant 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 date of execution of this lien agreement. 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 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 do hereby agree that I or my heir(s) will repay to the Escambia/Pensacola State Housing Initiatives Partnership (SHIP) Program Trust Fund, the undepreciated portion of the total lien amount cited above. If the property is sold, the undepreciated portion shall be paid lump-sum from the proceeds of the sale. If the property is rented or transferred to another party, the undepreciated portion shall be considered a loan and a repayment plan will be established. The undepreciated portion to be repaid shall be calculated on a daily rate, based upon the number of days remaining in the five (5) year period, from the date of sale, rental or transfer of said property.

7/17/01  
Date

Signature: Catherine M Hill

Type/Print Name: Catherine M. Hill

\_\_\_\_\_  
Date

Signature: \_\_\_\_\_

Type/Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July, 2001, by Catherine M. Hill, who is personally known to me or who produced Florida Drivers License as Identification and who did (did not) take an oath.

**BRUCE C. THOMPSON**  
Notary Public-State of Florida  
My Commission Expires May 8, 2004  
COMM # CC 934803

[Signature]  
Notary Public - State of Florida

✓ This Instrument Prepared by The West Florida Regional Planning Council, P.O. Box 486, Pensacola, FL  
32593-0486, Phone: (850) 595-8910, as Agent for Escambia County, Florida.

MORTGAGE DEED  
SHORT FORM

RAMCO FORM 50A

# This Indenture

Made this 13th day of March, A. D. 20 02,

Between Catherine M. Hill, a divorced unmarried woman

hereinafter called the Mortgagor, and Escambia County, whose mailing address is  
223 Palafox Place, Pensacola, Florida 32501

hereinafter called the Mortgagee,

**Witnesseth,** That the said Mortgagor, for and in consideration of the sum of One Dollar to

her in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged,

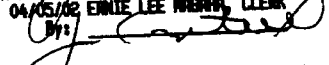
she granted, bargained and sold to the said Mortgagee, their heirs and

assigns, forever, the following described land, situate, lying and being in the County of

Escambia, State of Florida, to-wit:

Lots 1 and 2, Block 12, Britton Place, Section 17, Township 2 South, Range 30 West, all lying and being in Escambia County, Florida, said plat being recorded in Deed Book 154, Page 521 of the public records of Escambia County, also described in Official Records Book 333 Page 22 and Official Records Book 3259, Page 636 of the public records of Escambia County, Florida.

MTG DOC STAMPS PD @ ESC CO \$ 176.05  
04/05/02 EMMIE LEE WARD, CLERK  
By: 

INTANGIBLE TAX PD @ ESC CO \$ 100.50  
04/05/02 EMMIE LEE WARD, CLERK  
By: 

and the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**Provided Always,** That if said Mortgagor, her heirs, legal representatives or assigns, shall pay unto the said Mortgagee, their legal representatives or assigns, a certain promissory note dated the 13th day of March, A. D. 20 02, for the sum of Fifty Thousand Two Hundred Eight-nine & 00/100 ----- Dollars, (\$50,289.00)

payable if property is sold or any interest in property is transferred with interest at Zero (0%)  
\*\*THIS MORTGAGE SHALL NOT BE SUBORDINATED UNDER ANY CIRCUMSTANCES\*\*  
per cent. from March 13, 2002 signed by Catherine M. Hill

and shall pay all sums payable hereunder, and perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and of this mortgage, and shall duly pay all taxes, and also insurance premiums reasonably required, and all costs and expenses including a reasonable attorney's fee, which said Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void. **In Witness Whereof,** the said Mortgagor hereunto set

her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:

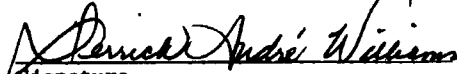
Edward Bryan  
Ralph Downey

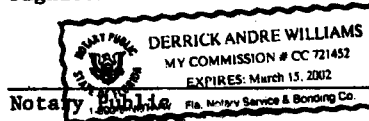
Catherine Hill  
Catherine M. Hill

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

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th day of March, 2002, by Catherine M. Hill, who is personally known to me or who has produced Florida Driver License #H400-133-42-583-0 as identification and who ~~did~~ (did not) take an oath.

  
Signature



RCD Apr 05, 2002 10:29 am  
Escambia County, Florida

ERNIE LEE MAGANA  
Clerk of the Circuit Court  
INSTRUMENT 2002-950408

ICN

Date

From

SHORT FORM

**Mortgage Deed**

RANCO FORM 68A