

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
May 9, 2014 / 140296

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4116.0000** , 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: 06-2702-000**

Certificate Holder:
TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE
50 SOUTH 16TH STREET SUITE 195
PHILADELPHIA, PENNSYLVANIA 19102

Property Owner:
MCGRUDER JASON T
1007 WEST BOBE ST
PENSACOLA , FLORIDA 32501

Legal Description:

LT 6 AND W1/2 OF LT 7 BLK 25 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 4244 P 1174

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 | 4116.0000 | 06/01/11 | \$526.51 | \$0.00 | \$98.72 | \$625.23 |

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 | 3627.0000 | 06/01/13 | \$106.27 | \$6.25 | \$19.13 | \$131.65 |
| 2012 | 3989.0000 | 06/01/12 | \$496.50 | \$6.25 | \$94.33 | \$597.08 |

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 (2013)
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

| |
|-------------|
| \$1,353.96 |
| \$0.00 |
| \$100.55 |
| \$250.00 |
| \$75.00 |
| \$1,779.51 |
| |
| |
| |
| |
| |
| \$1,779.51 |
| |
| \$11,210.00 |
| |
| \$6.25 |
| |

*Done this 9th day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: November 3, 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,

**TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE
50 SOUTH 16TH STREET SUITE 195
PHILADELPHIA, Pennsylvania, 19102**

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 |
|------------------------|-------------------------|-------------|--|
| 4116.0000 | 06-2702-000 | 06/01/2011 | LT 6 AND W1/2 OF LT 7 BLK 25 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 4244 P 1174 |

2013 TAX ROLL

MCGRUDER JASON T
1007 WEST BOBE 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.

trcspellc (Dan Friedman)

Applicant's Signature

05/09/2014

Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

14-806

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11410

August 6, 2014

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

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 08-07-1994, through 08-07-2014, and said search reveals the following:

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

Jason T. McGruder

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 6, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11410

August 6, 2014

Lot 6 and the West 1/2 of Lot 7, Block 25, Englewood Heights, Plat Deed Book 59, page 107, O.R. Book 6749, page 1250.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11410

August 6, 2014

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

1. Certificate of Delinquency filed by Lucinda F. Martin recorded in O.R. Book 4546, page 1496.
2. Taxes for the year 2010-2013 delinquent. The assessed value is \$22,420.00. Tax ID 06-2702-000.

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: 11-03-2014

TAX ACCOUNT NO.: 06-2702-000

CERTIFICATE NO.: 2011-4116

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 2013 tax year.

Jason T. McGruder
1007 West Bobe St.
Pensacola, FL 32501

Lucinda F. Martin
c/o Clerk of Court
1800 St. Mary Ave.
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,
this 6th day of August, 2014.

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.

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 12th day of July, 2011,

by this party, Grantor, Dorothy Gulley

whose post office address is 207 Berkley Drive Pensacola, Florida 32503

to second party, Grantee, Jason T. McGruder

whose post office address is 1007 West Bobe Street Pensacola, Florida 32501

WITNESSETH, That this said first party, for good consideration and for the

sum of Ten _____ Dollars (\$10.00 _____)

paid by the said second party, the receipt whereof is hereby acknowledge, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida to wit:

1007 W BOBE ST
LT 6 AND W ½ OF LT 7
BLK 25
ENGLEWOOD HEIGHTS
SEE TAX TOLL FOR EXTRA LEGAL

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

Signature of First Party: *Dorothy Gulley*

Print name of First Party: Dorothy Gulley

Signature of Witness: *Lucinda Martin*

Print name of Witness: Lucinda Martin

Signature of Second Party: *Jason T. McGruder*

Print name of Second Party: Jason T. McGruder

Signature of Witness: *Tomika S. McLamb*

Print name of Witness: Tomika S. McLamb

Signature of Preparer: *Lois Ann Maxwell*

Print name of Preparer: Rosalind Anise Maxwell

Address of Preparer: 701 North DeVilliers Street Pensacola, Florida 32501

State of Florida
County of Escambia

On July 12, 2011 before me, Rosalind Anise Maxwell, Notary
Appeared Dorothy M. Gulley and Jason T. McGruder
Personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Rosalind Anise Maxwell
Signature of Notary

Affiant Known _____ Produced ID X
Type of ID Florida Driver's License
#G400-193-33-724-0
Florida Driver's License
#M263-438-61-347-0

Rosalind Anise Maxwell
State of Florida Notary Public
Commission No. DD 886984
Commission Expires: June 26, 2013

(Seal)

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

In Re: CASE NO.: 96-0001377-CJ

MARTIN, LUCINDA F

Petitioner.

vs.

MCGRUDER, JASON T
1206 N 49TH AVE APT 2
PENSACOLA, FL 32506
Respondent.

OR BK 4546 PG1496
Escambia County, Florida
INSTRUMENT 00-724694

RCD Apr 13, 2000 09:02 am
Escambia County, Florida

FILED & RECORDED

2000 APR 10 P 4: 32

ERNEST E. MAGAHA, CLERK
CIRCUIT COURT
FIRST JUDICIAL CIRCUIT
ESCAMBIA COUNTY, FLORIDA

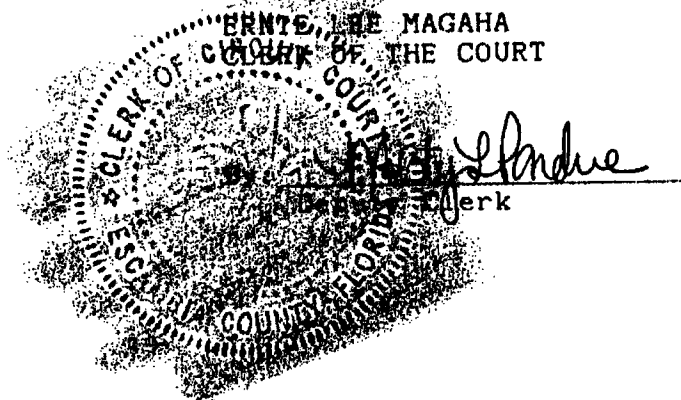
Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-724694

JUDGMENT/CERTIFICATE OF DELINQUENCY

The undersigned, being the duly authorized and responsible local depository for court-ordered support payments pursuant to F.S. 61.181, in ESCAMBIA County hereby certifies that MCGRUDER, JASON T has failed to pay into the depository the court-ordered support payment as mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$1,994.16 balance at terms, not including any costs or fees.

I further certify that MCGRUDER, JASON T was issued a Notice of Delinquency on 03/17/2000, and thirty (30) or more days having elapsed since the delinquent payment referenced above was due. Pursuant to F.S. 61.14 this Certificate evidences a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as otherwise provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated this 10th day of April, 2000.



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04116 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 2, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

| | |
|--|--|
| JASON T MCGRUDER 1007 WEST BOBE ST PENSACOLA, FL 32501 | LUCINDA F MARTIN C/O CLERK OF COURT 1800 ST MARY AVE PENSACOLA FL 32501 |
|--|--|

WITNESS my official seal this 2nd day of October 2014.



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 November 3, 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 TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE holder of Tax Certificate No. 04116, 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:

LT 6 AND W1/2 OF LT 7 BLK 25 ENGLEWOOD HEIGHTS PLAT DB 59 P 107 OR 4244 P 1174

SECTION 18, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 062702000 (14-806)

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

JASON T MCGRUDER

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 November, which is the 3rd day of November 2014.

Dated this 2nd day of October 2014.

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:
Emily Hogg
Deputy Clerk

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Post Property:

1007 W BOBE ST 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

JASON T MCGRUDER
1007 WEST BOBE ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-806

Document Number: ECSO14CIV044702NON

Agency Number: 15-000216

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04116 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JASON T MCGRUDER

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/2/2014 at 1:46 PM and served same at 7:24 AM on 10/3/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 920
E. HARRIS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

WARNING

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Post Property:

1007 W BOBE ST 32501



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

RECEIVED

2014 OCT - 2 PM 1:46

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

14-806

Document Number: ECSO14CIV044781NON

Agency Number: 15-000162

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04116 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JASON T MCGRUDER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 10/2/2014 at 1:43 PM and served same on JASON T MCGRUDER , at 9:58 AM on 10/9/2014 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


E. HARRIS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

WARNING

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Personal Services:

JASON T MCGRUDER
1007 WEST BOBE ST
PENSACOLA, FL 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

2014 OCT -2 P 1:43

RECEIVED

7008 1830 0000 0300

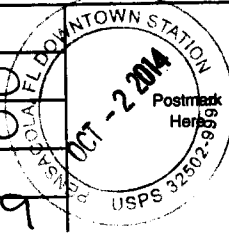
U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage
Certified Fee
Return Receipt Fee
(Endorsement Required)
Restricted Delivery Fee
(Endorsement Required)
Total Postage & Fees

\$.49
3.30
2.70
6.49



Sent To
Street,
or PO
City, S

JASON T MCGRUDER [14-806]
1007 WEST BOBE ST
PENSACOLA, FL 32501

PS Form

PS Form

11/4/16

CERTIFIED MAIL

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COM
OFFICIAL RECORDS DIVISIC
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333



7008 1830 0000 0244 0300

FIRST-CLASS MAIL

neopost

10/02/2014

\$06.48⁰

US POSTAGE



ZIP 32502
041L11221084

UNCLAIMED

LN
10/3/14

JASON T MCGRUDER [14-806]
1007 WEST BOBE ST
PENSACOLA, FL 32501

322 DE 1009 0010/22/14

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32591033333 *2087-04145-02-41

32591003333

2014 OCT 24 A 9:54
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS DIVISIC
P.O. BOX 333
PENSACOLA, FL 32591-0333

11/4/16