FORM 513 (r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 26, 2013 / 130337

Total

\$411.18

\$314.66

\$6.25

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4556.0000**, 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**: 07-1198-000

Certificate Holder:

TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC

PO BOX 3167

2011

2012

TAMPA, FLORIDA 33601

Property Owner:

BROWN BOWMAN & BROWN BARBARA

PO BOX 16309

PENSACOLA, FLORIDA 32507

T/C Fee

\$0.00 l

\$6.25

Interest

\$57.48

\$28.57

Legal Description: 34-2S3-009

Cert. Year | Certificate Number

4556,0000

4430.0000

16. Redemption Fee

17. Total Amount to Redeem

LT 25 BLK 2 DB 561 P 689 JACKSON HTS PB 1 P 57 CA 167

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:

Date of Sale

06/01/11

06/01/12

CERTIFICATES RE	DEEMED BY APPLICA	ANT OR INCLUDED (CO	UNTY) IN CONNECTION	ON WITH THIS	APPLICATION:	
	icate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013 4054	.0000	06/01/13	\$260.55	\$6.25	\$13.03	\$279.83

Face Amt

\$353.70

\$279.84

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County) \$1,005.67 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 \$1,230.67 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 \$1,230.67 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. \$17,048.00

*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

e of Sale: January (12014

15. Statutory (Opening) Bid; Total of Lines 12 thru 14

By.

^{*} This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Application Number: 130337

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:

Certificate No.

Parcel ID Number

Date

Legal Description

4556,0000

07-1198-000

06/01/2011

34-253-009

LT 25 BLK 2 DB 561 P 689 JACKSON HTS PB 1 P

57 CA 167

2012 TAX ROLL

BROWN BOWMAN & BROWN BARBARA PO BOX 16309 PENSACOLA , Florida 32507

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)

07/26/2013

Applicant's Signature

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.: 10543 August 5, 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 08-05-1993, through 08-05-2013, and said search reveals the following:

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

Bowman Brown and Barbara Brown, husband and wife

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

August 5, 2013

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 10543 August 5, 2013

Lot 25, Block 2, Jackson Heights, as per plat thereof, recorded in Plat Book 1, Page 57, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 10543 August 5, 2013

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

- 1. Judgment filed by First National Bank & Trust recorded in O.R. Book 5459, page 472.
- 2. Taxes for the year 2010-2012 delinquent. The assessed value is \$34,096.00. Tax ID 07-1198-000.

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., SUTTE 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: 1-6-2014 CERTIFICATE NO.: 2011-4556 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. ΝO YES X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2012 tax year. Bowman Brown Barbara Brown P.O. Box 16309 Pensacola, FL 32507 and 22 Sandalwwod Ave. Pensacola, FL 32505 First National Bank & Trust P.O. Drawer 1327 Ft. Walton Beach, FL 32549 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.

Recorded in Public Records 10/06/2010 at 02:52 PM OR Book 6643 Page 1818, Instrument #2010065637, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$44.00 Deed Stamps \$278.60

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC
338 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534
Property Appraisers Parcel Identification (Folio) Number: 352830-0930-025-002
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20th day of September, 2010 by PHYLLIS MCKINNEY GARNER, Single whose post office address is 3951 Bournemouth Bond, Williamsburg, VA 23188 herein called the grantor, to BOWMAN BROWN and BARBARA BROWN, Husband and Wife, whose post office address is 22 Sandlewood Stree, Pensacola, FL 32505, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot 25, Block 2, Jackson Heights, a part of Juan Dominguas Grant, in Section 34, Townshnip 2 South, Range 30 West, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2009 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantor hereby covenants with said 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

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

And a select the delivered in the presence on

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

dzitwu

STATE OF NITONIC COUNTY OF

The foregoing instrument was acknowledged before me this day of September, 2010 by PHYLLIS MCKINNEY GARNER, Single, who is personally known to me or has produced with the control of the

SEAL

Printed Notary Name

Public

File No.: 1002869J

(e)

R BK 4145 PGO 112 Scambia County, Florida INSTRUMENT 97-396994 OR BK 5459 PGO 472 Escambia County, Florida INSTRUMENT 2004-265522

IN THE COUNTY COURT IN AND FOR OKALOOSA COUNTY, PLORIDA

FIRST MATIONAL BANK & TRUST		RCD Jul 21, 2004 08:39 am Escambia County, Florida		
Plaiatif	££(s)	ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2004-265522		
- V 8-		CASE NO. 97-646 SP		
BOUMAN L BROWN JR		SE SE		
BARRARA B BROWN Defenden	it(s)	MEDITION 23		
FINAL J	UDGHEST FOR PLAISTIFT	, <u> </u>		
This cause came on this day for a hear	ing an trial before t			
intervention of a jury. On the eviden	ce presented	7 2		
IT IS ADJUDGED that the Plaintiff(a):	FIRST MATIONAL BANK &	TRUST		
	O DEAMER 1327			
j	ORT VALTOR BEACH, FL.	32549		
	MANAK I BROWN JR MANAKA B RROWN 1841 PINK MORKST RD			
	PENSACOLA. FL 32526			
		RCD Jun 30, 1997 12:40 pm Escambia County, Florida		
	141.02 103.50	lerk of the Circuit Court INSTRUMENT 97-396994		
making a total of: \$	896.98			
that shall bear interest at a rate of	10 Z per annum	for which let execution issue.		
ORDERED in SHALDMAR , Flor	ide, this	, 19 ⁹⁷ .		
Copies to: Plaintiff(s) Defendant(s)		THE STATE OF THE S		
By: Degine Deene		e et egy of improssa, I see the see of foregoing of egyptimes filed in this		
Deputy Clerk	Deted 05 23	MAN STATE COURT		

RCD Jul 21, 2004 08:39 am Escambia County, Florida

ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2004-265521

AFFIDAVIT FOR EXTENDING JUDGMENT

Case 97-646-SP

The undersigned, being duly sworn according to law, deposes and says:

1. Name and address of judgment creditor(s):

First National Bank & Trust 29 N. Eglin Parkway P.O. Drawer 1327 Fort Walton Beach, FL 32549

2. Name and last known address of judgment debtor(s)

Bowman L Brown JR Last Known PO Box 16309 Pensacola, FL 32507 Barbara B Brown Last Known PO Box 16309 Pensacola, FL 32507

3. Judgment Amount: \$896.98

4. Interest Rate 10%

Judgment Creditor:

First National Bank & Trust

Deloris Duke, VP Collections/Litigation

State of Florida County of Okaloosa

The foregoing instrument was acknowledged before me this 19th day of July 2004 by Deloris Duke, VP Collections/Litigation Officer, who is personally know to me and who did not take an oath.

NOTARY

THORNLEY T. WEIPING
LLY COMMISSION # 90 163240
EXPIRES: March 5, 2007
Domind Thurstony Public Underwinese

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04556 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:

BOWMAN BROWN	BARBARA BROWN			
PO BOX 16309	PO BOX 16309			
PENSACOLA FL 32507	PENSACOLA FL 32507			
BOWMAN BROWN	BARBARA BROWN			
22 SANDAL WOOD AVE	22 SANDAL WOOD AVE			
DENICACOLA EL 22EDE	PENSACOLA FL 32505			
	PO BOX 16309 PENSACOLA FL 32507 BOWMAN BROWN 22 SANDAL WOOD AVE			

FIRST NATIONAL BANK & TRUST PO DRAWER 1327 FT WALTON BEACH FL 32549

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

COMPTO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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. 04556, 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 25 BLK 2 DB 561 P 689 JACKSON HTS PB 1 P 57 CA 167

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071198000 (14-064)

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

BOWMAN BROWN and BARBARA BROWN

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.

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Post Property:

22 SANDALWOOD AVE 32505

COMPTA OF

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV057508NON

Agency Number: 14-002603

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04556, 2011

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: BOWMAN BROWN AND BARBARA BROWN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/4/2013 at 2:38 PM and served same at 1:03 PM on 12/5/2013 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:

P. WISE, CPS

Service Fee:

\$40.00

41 925

Receipt No:

BILL

Printed By: JLBRYANT

WARNING

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Post Property:

22 SANDALWOOD AVE 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

NDER: COMPLETE THIS SECTION	HIS SECTION ON DE	IVERY
Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to:	B. Received by (Printed Name) D. Is delivery address different from its	
FIRST NATIONAL BANK & TRUST [14-064] PO DRAWER 1327 FT WALTON BEACH FL 32549	3. Serylce Type Certified Mail	
	4. Restricted Delivery? (Extra Fee)	☐ Yes
Article Number 7008 1830	0000 0243 2855	
Form 3811, February 2004 Domestic Re	ium necept	
S Form 3811, February 2004 Domestic Re		
SENDER: COMPLETE THIS SECTION Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X. B. Received by (Printed Name) B. Raceived B. Rac	Agent Address C. Date of Delive Address
SENDER: COMPLETE THIS SECTION Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: BOWMAN BROWN [14-064]	A. Signature X. Babouca Grant	Agent Address C. Date of Delive mitem 1? Yes
SENDER: COMPLETE THIS SECTION Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to:	B. Received by (Printed Name) D. Is delivery address different from If YES, enter delivery address 3. Service Type Certified Mail	Agent C. Date of Delive In item 1? Yes below: No ss Mail Receipt for Merchandi

Domestic Return Receipt

(Transfer from service label)

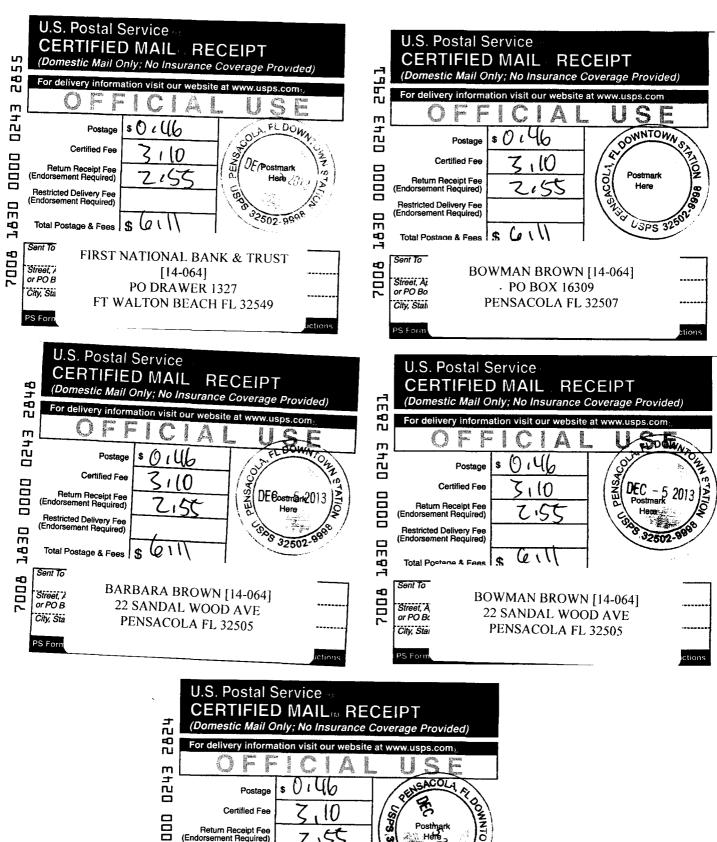
PS Form 3811, February 2004

11/4556

102595-02-M-154

· · · · · · · · · · · · · · · · · · ·			
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X. Banka Brow Agent Addressee B. Received by (Printed Name) C. Date of Delivery Ray bara Brown 12/6/13		
1. Article Addressed to: BARBARA BROWN [14-064]	D. Is delivery address different from item 1?		
PO BOX 16309 PENSACOLA FL 32507	3. Service Type CY Certified Mall Registered Return Receipt for Merchandise C.O.D.		
	4. Restricted Delivery? (Extra Fee) ☐ Yes		
2. Article Number (Transfer from service label)	30 0000 0243 2824		
PS Form 3811, February 2004 Domestic Ret	um Receint		

11/4556



0000 Return Receipt Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required) 30 18 6111 Total Postane & Fees \$ 7008 Sent To BARBARA BROWN [14-064] Street, PO BOX 16309 or PO PENSACOLA FL 32507 City, S PS Fo tructions