

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 26, 2013 / 130358

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 10283.0000**, 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: 12-3212-100**

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

Property Owner:
TURNER CYNTHIA GUNN
5510 HWY 164
WALNUT HILL, FLORIDA 32568

Legal Description: 30-5N3-213

BEG AT SW COR OF SW 1/4 OF NE 1/4 S 89 DEG 49 MIN 11 SEC E 820 FT FOR POB CONT S 89 DEG 49 MIN 11 SEC E 100 FT N 0 DEG 10 MIN 49 SEC E 150 FT N 89 DE ...

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	10283.0000	06/01/11	\$263.63	\$0.00	\$78.54	\$342.17

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	8881.0000	06/01/13	\$195.45	\$6.25	\$9.77	\$211.47
2012	9766.0000	06/01/12	\$256.84	\$6.25	\$46.23	\$309.32
2010	10687	06/01/10	\$284.53	\$6.25	\$76.59	\$367.37
2009	9965	06/01/09	\$328.36	\$6.25	\$221.64	\$556.25

- 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

\$1,786.58
\$0.00
\$150.00
\$75.00
\$2,011.58
\$2,011.58
\$15,129.00
\$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.

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

7/26/2013

FULL LEGAL DESCRIPTION
Parcel ID Number: 12-3212-100

July 31, 2013
Tax Year: 2010
Certificate Number: 10283.0000

BEG AT SW COR OF SW 1/4 OF NE 1/4 S 89 DEG 49 MIN 11 SEC E 820 FT FOR POB CONT S 89 DEG 49 MIN 11
SEC E 100 FT N 0 DEG 10 MIN 49 SEC E 150 FT N 89 DEG 49 MIN 11 SEC W 100 FT S 0 DEG 10 MIN 49 SEC W 150
FT TO POB OR 4882 P 314

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
10283.0000	12-3212-100	06/01/2011	30-5N3-213 BEG AT SW COR OF SW 1/4 OF NE 1/4 S 89 DEG 49 MIN 11 SEC E 820 FT FOR POB CONT S 89 DEG 49 MIN 11 SEC E 100 FT N 0 DEG 10 MIN 49 SEC E 150 FT N 89 DEG 49 MIN 11 SEC W 100 FT S 0 DEG 10 MIN 49 SEC W 150 FT TO POB OR 4882 P 314

2012 TAX ROLL

TURNER CYNTHIA GUNN
5510 HWY 164
WALNUT HILL , Florida 32568

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.: 10567

August 7, 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 08-07-1993, through 08-07-2013, and said search reveals the following:

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

Cynthia Gunn Turner

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 7, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10567

August 7, 2013

305N321304000001 - Full Legal Description

BEG AT SW COR OF SW 1/4 OF NE 1/4 S 89 DEG 49 MIN 11 SEC E 820 FT FOR POB CONT S 89 DEG 49 MIN 11
SEC E 100 FT N 0 DEG 10 MIN 49 SEC E 150 FT N 89 DEG 49 MIN 11 SEC W 100 FT S 0 DEG 10 MIN 49 SEC W 150
FT TO POB OR 4882 P 314

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10567

August 7, 2013

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

1. Taxes for the year 2008-2012 delinquent. The assessed value is \$30,258.00. Tax ID 12-3212-100.

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.: 12-3212-100

CERTIFICATE NO.: 2011-10283

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.

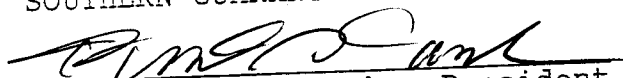
YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for 2012 tax year.

Cynthia Gunn Turner
5510 Hwy. 164
Walnut Hill, FL 32568

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.

Account No. 3046277

Return To:
✓ FAIRVIEW TITLE COMPANY
9310 N. ARMENIA AVENUE
TAMPA, FL 33612
J. Rouse-0202029

OR BK 4882 PG0314
Escambia County, Florida
INSTRUMENT 2002-950961

DEED REC STRIPS PD 0 EBC CD 1 87.50
04/08/02 ESTATE LEE JENNIFER, CLERK
By: *J. Rouse*

~~After Recording, Mail to:~~
CYNTHIA DUNN TURNER
5510 HIGHWAY 164
WALNUT HILL, FLORIDA 32568

This Document Prepared by:
Eldon L. Youngblood, Attorney
Akin, Gump, Strauss, Hauer & Feld, L.L.P.
1700 Pacific Avenue, Suite 4100
Dallas, Texas 75201

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SPECIAL WARRANTY DEED

State of FLORIDA

County of ESCAMBIA

THIS INDENTURE, made this 4th day of April, 2002, by and between CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY SERVICES, INC., a corporation organized and incorporated under the laws of the State of New York, whose address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, Texas 75019-3831, hereinafter called GRANTOR, and CYNTHIA DUNN TURNER, hereinafter, whether one or more, called GRANTEE, whose mailing address is 5510 HIGHWAY 164, WALNUT HILL, FLORIDA 32568 (the words "GRANTOR" and "GRANTEE" to include the respective heirs, successors and assigns of each where the context requires or permits),

WITNESSETH THAT:

GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, sell and confirm unto the said GRANTEE, her heirs and assigns forever, all that certain piece, parcel, lot, or tract of land situate, lying and being in the County of ESCAMBIA, FLORIDA, and more particularly described on EXHIBIT A attached hereto and incorporated herein by this reference.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the said GRANTOR.

TO HAVE AND TO HOLD the same unto GRANTEE, her heirs, successors and assigns, to their proper use, benefits and behoof forever.

AND the said GRANTOR, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, does hereby SPECIALLY WARRANT the title to said land for all matters which may have arisen during the period of time wherein the GRANTOR was the fee owner of the property, and will defend the same against those lawfully claiming or to claim the same by, through, under or against GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed in its name by its representative thereunto authorized on the date first above written.

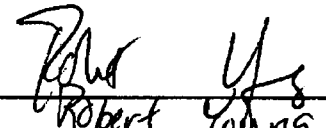
CITIFINANCIAL MORTGAGE COMPANY,
INC. F/K/A ASSOCIATES HOME EQUITY
SERVICES, INC.

By

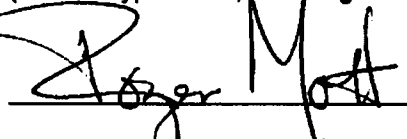
John Berczuk,
Assistant Vice President
1111 Northpoint Drive Bldg. 4 Suite 100
Coppell, Texas 75019-3831

(AFFIX SEAL)

Signed, sealed and delivered in the presence of:



L.S.
(Print or Type Name, under signature) Robert Young



L.S.
(Print or Type Name, under signature) ROGER MOTT

State of TEXAS

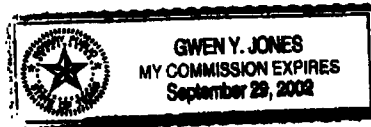
County of DALLAS

I CERTIFY THAT on this 4th day of April, 2002, before me, the undersigned authority, personally appeared, John Berczuk, on behalf of CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY SERVICES, INC., a New York corporation, and who is personally known to me, or who produced a driver's license for identification, and who executed the foregoing instrument and acknowledged the execution thereof to be his/her free act and deed for the uses and purposes herein mentioned, and who did take an oath.

WITNESS my hand and official stamp the date aforesaid.



Notary Public



DR BK 4882 PG0317
Escambia County, Florida
INSTRUMENT 2002-950961

RCD Apr 08, 2002 11:03 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2002-950961

Schedule A

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA (SAID POINT BEING REPRESENTED BY AN IRON PIPE) THENCE SOUTH 89 DEGREES 49'11" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 FOR 820.00 FEET TO AN IRON ROD AND CAP MARKED #3578 AND THE POB; THENCE CONTINUE SOUTH 89 DEGREES, 49'11" EAST ALONG THE SAME COURSE FOR 100 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE (AT RIGHT ANGLES) NORTH 00 DEGREES 10'49" EAST FOR 150.00 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE (AT RIGHT ANGLES) NORTH 89 DEGREES 49'11" WEST FOR 100 FEET TO AN IRON ROD AND CAP MARKED #3578; THENCE (AT RIGHT ANGLES) SOUTH 00 DEGREES 10'49" WEST FOR 150 FEET TO POB.

File No: 0202029

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 10283 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:

CYNTHIA GUNN TURNER 5540 HWY 164 WALNUT HILL FL 32568

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. 10283, 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 SW COR OF SW 1/4 OF NE 1/4 S 89 DEG 49 MIN 11 SEC E 820 FT FOR POB CONT S 89 DEG 49 MIN 11 SEC E 100 FT N 0 DEG 10 MIN 49 SEC E 150 FT N 89 DEG 49 MIN 11 SEC W 100 FT S 0 DEG 10 MIN 49 SEC W 150 FT TO POB OR 4882 P 314

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123212100 (14-040)

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

CYNTHIA GUNN TURNER

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:
Emily Hogg
Deputy Clerk

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Post Property:

5510 HWY 164 32568



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

CYNTHIA GUNN TURNER
5540 HWY 164
WALNUT HILL FL 32568

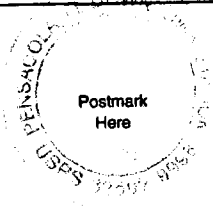
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

7008 1830 0000 0243 1230

U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11
Sent To	
CYNTHIA GUNN TURNER [14-040]	
5540 HWY 164	
WALNUT HILL FL 32568	
PS Form	



11/10283

CERTIFIED MAIL

PAM CHILDERS

CLERK OF
P.O. BOX 333
Pensacola, FL 32509-0333

MAIL RECORDS DIVISION

221 Palafox Place

P.O. Box 333

Pensacola, FL 32509-0333



7008 1830 0000 0243 1230

FIRST-CLASS MAIL

neopost

12/05/2013

US POSTAGE

\$06.11⁰

ZIP 32502

04111221084



DEC 17 2013

MAIL ROOM

5510 Hwy 164

CYNTHIA GUNN TURNER [14-046]

5540 HWY 164

WALNUT HILL FL 325

NIXIE

322 4E 1009

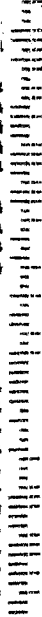
7212/09/13

RETURN TO SENDER

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BC: 32591033333

*2632-01120-04-03



32588092340

11/10283

CLERK OF
PAM CHILDERS

CRIMINAL RECORDS DIVISION
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333

ROLLE



7008 1830 0000 0243 9564

CERTIFIED MAIL

FIRST-CLASS MAIL

neopost

12/20/2013

US POSTAGE

\$06.11



ZIP 32502
041111221084

CLERK OF COURT
ESCAMBAGO COUNTY FL

DEC 27 2013

CYNTHIA GUN-TURNER
[14-040]
5510 HWY 164
WALNUT HILL FL 32568

MAIL ROOM

NIXIE 322 FE 1 0012/24/13

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32591033333 *2087-01172-21-01

32591003333

11/10283

Century

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV057411NON

Agency Number: 14-002583

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 10283, 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CYNTHIA GUNN TURNER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/4/2013 at 2:37 PM and served same at 3:50 PM on 12/7/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY FROM INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 272

KICHLER, G DEPUTY

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

WARNING

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SECTION 30, TOWNSHIP 5 N, RANGE 32 W

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

CYNTHIA GUNN TURNER

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.

Post Property:

5510 HWY 164 32568



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

By:
Emily Hogg
Deputy Clerk

RECEIVED

DEC -4 P 2:37