

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Aug 28, 2013 / 130774

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 10325.0000**, 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: 12-3537-000**

Certificate Holder:

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

Property Owner:

REDMON SAMMY L EST OF
124 JUNIPER ST
MCDAVID, FLORIDA 32568

Legal Description: 02-4N3-341

BEG AT SE COR OF NE 1/4 OF SE 1/4 N 498 FT W 225 FT FOR POB N 180 FT W 180 FT S 180 FT E 180 FT TO POB
DB 507 P 139 OR 529 P 711 OR 2185 P 691

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
2012	9805.0000	06/01/12	\$958.84	\$0.00	\$56.93	\$1,015.77
2011	10325.0000	06/01/11	\$1,009.34	\$0.00	\$79.49	\$1,088.83

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	8919.0000	06/01/13	\$921.36	\$6.25	\$46.07	\$973.68

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

\$3,078.28
\$0.00
\$150.00
\$75.00
\$3,303.28
\$3,303.28
\$12.50

*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale: 7th 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:

Certificate No.	Parcel ID Number	Date	Legal Description
10325.0000	12-3537-000	06/01/2011	02-4N3-341 BEG AT SE COR OF NE 1/4 OF SE 1/4 N 498 FT W 225 FT FOR POB N 180 FT W 180 FT S 180 FT E 180 FT TO POB DB 507 P 139 OR 529 P 711 OR 2185 P 691

2012 TAX ROLL

REDMON SAMMY L EST OF
124 JUNIPER ST
MCDAVID , 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.

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.: 11007

October 21, 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 10-21-1993, through 10-21-2013, and said search reveals the following:

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

Estate of Sammie Lee Redmon and Estate of Rachel Redmon

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

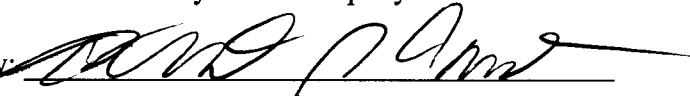
4. Taxes:

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 21, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11007

October 21, 2013

024N334106000000 - Full Legal Description

BEG AT SE COR OF NE 1/4 OF SE 1/4 N 498 FT W 225 FT FOR POB N 180 FT W 180 FT S 180 FT E 180 FT TO POB
DB 507 P 139 OR 529 P 711 OR 2185 P 691

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11007

October 21, 2013

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4322, page 825, and O.R. Book 4471, page 1127.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$47,479.00. Tax ID 12-3537-000.

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.: 12-3537-000

CERTIFICATE NO.: 2011-10325

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.

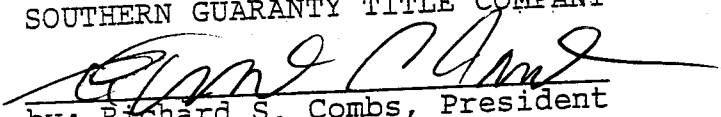
YES NO

- ☒ 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 tax year.

Beneficiaries and Heirs of the estates of
Sammie Lee Redmon & Rachel Redmon
124 Juniper St.
McDavid, FL 32568

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.

UNRECORDED 691

This instrument was Prepared By:
WILLIAM MOFFMAN, Attorney
Rogers & Hoffman
103 N. Devilliers St. Pensacola, Fla.

REC. FEE
ST. STP.
FED. STP.
RR. TOTAL

WARRANTY DEED

State of Florida

Escambia County

GRANTEES' ADDRESS

Know All Men by These Presents: That WILEY L. MARSHALL and JULIA MARSHALL, husband and wife,

for and in consideration of One Dollar and other good and valuable consideration

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto SARTT L. REDMON and RACHEL REDMON, husband and wife,

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia

State of Florida to wit: Beginning at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 4 North, Range 33 West, then North 498 feet, then West 300 feet, for Point of Beginning, then North 180 feet, then East 75 feet, then South 180 feet, then West 75 feet to Point of Beginning, all being in Escambia County, Florida.

D.S. PD. \$ 15.00

DATE 2-25-86

JOE A. FLOWERS, COMPTROLLER

BY Judy C. [Signature] D.C.

CHIT. REG. 859-2043328-27-01

To have and to hold, unto the said grantee S., their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we, our heirs, executors, administrators and assigns, well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that our heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seal S. this 19th day of October, A.D. 1983.

Signed, sealed and delivered in the presence of

[Signatures of Joe A. Flowers and William F. Flowers]

[Signatures of Wiley L. Marshall and Julia Marshall] (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared WILEY L. MARSHALL and JULIA MARSHALL

known to me to be the individuals described by said name and acknowledged the foregoing instrument and acknowledged that C. he J. executed the same for the uses and purposes therein set forth

Given under my hand and official seal this 19th day of October, 1983



[Signature of William F. Flowers]
Notary Public

My Commission expires 11-16-84

CLERK FILE NO.

432787

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 10325 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 5, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF SAMMY L REDMON 124 JUNIPER ST MCDAVID, FL 32568	RACHEL REDMON 124 JUNIPER ST MCDAVID, FL 32568
ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	

WITNESS my official seal this 5th day of June 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 July 7, 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 **PPF HOLDINGS III LTD** holder of **Tax Certificate No. 10325**, 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 SE COR OF NE 1/4 OF SE 1/4 N 498 FT W 225 FT FOR POB N 180 FT W 180 FT S 180 FT E 180 FT TO POB DB 507 P 139 OR 529 P 711 OR 2185 P 691

SECTION 02, TOWNSHIP 4 N, RANGE 33 W

TAX ACCOUNT NUMBER 123537000 (14-498)

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

EST OF SAMMY L REDMON

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 July, which is the **7th day of July 2014**.

Dated this 5th day of June 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:

124 JUNIPER ST 32568



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

EST OF SAMMY L REDMON
124 JUNIPER ST
MCDAVID, FL 32568

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

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

Total Posttest = 5.000

Sent To
Street, Apt. or PO Box
City, State,

EST OF SAMMY L REDMON [14-498]
124 JUNIPER ST
MCDAVID, FL 32568

PS Form 38

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

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

Postage
Certified Fee
Return Receipt Fee
(Endorsement Required)
Restricted Delivery Fee
(Endorsement Required)

Total = 1000

Sent
Street or PC
City, :

RACHEL REDMON [14-498]
124 JUNIPER ST
MCDAVID, FL 32568

PS Eq.

structions

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

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

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

Total Postage & Fees

Sent To
Street, Apt or PO Box
City, State

ESCAMBIA COUNTY [14-498]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

PS Form

Actions

11 | 10325

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.

1. Article Addressed to:

RACHEL REDMON [14-498]
124 JUNIPER ST
MCDAVID, FL 32568

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]
B. Received by (Printed Name)
Sudy Redmond

☒ Agent☐ Addressee

C. Date of Delivery

6-6-14

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☒ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0244 1819

PS Form 3811, July 2013

Domestic Return Receipt

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.

1. Article Addressed to:

EST OF SAMMY L. REDMON [14-498]
124 JUNIPER ST
MCDAVID, FL 32568

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]
B. Received by (Printed Name)
Sudy Redmond

☒ Agent☐ Addressee

C. Date of Delivery

6-6-14

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☒ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0244 1802

PS Form 3811, July 2013

Domestic Return Receipt

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.

1. Article Addressed to:

ESCAMBIA COUNTY [14-498]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]
B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail® ☐ Priority Mail Express™☐ Registered ☐ Return Receipt for Merchandise☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0244 1826

PS Form 3811, July 2013

Domestic Return Receipt

11/10325

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV024927NON

Agency Number: 14-008640

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 10325 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE EST OF SAMMY L REDMON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/5/2014 at 10:18 AM and served same at 8:55 PM on 6/6/2014 in ESCAMBIA COUNTY, FLORIDA.
by serving EST OF SAMMY L REDMON , the within named, to wit: BARBARA REDMON, DAUGHTER.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

BROWN, W SGT

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

WARNING

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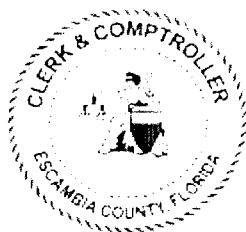
Dated this 5th day of June 2014.

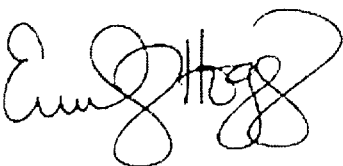
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Personal Services:

EST OF SAMMY L REDMON
124 JUNIPER ST
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk