FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Apr 25, 2013 / 130116

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 11131.0000** , 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:** 14-3817-000

Certificate Holder:
CATALINA TAX CO LLC US BANK % CATALINA TAX CO LLC
P.O. BOX 645040
CINCINNATI, OHIO 45264-5040

Property Owner:
BRYAN MARIAN
1823 N WHALEY AVE
PENSACOLA , FLORIDA 32503

Legal Description: 00-0S0-090
LTS 3 4 5 BLK 50 LAKEVIEW S/D PLAT DB 143 PAGE 206 OR 5599 P 516 CA 29/30

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	11131.0000	06/01/11	$2,597.69	$0.00	$129.88	$2,727.57

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
2012	10543.0000	06/01/12	$2,455.01	$6.25	$122.75	$2,584.01

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$5,311.58
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2012)	$2,373.92
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	$7,910.50
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	$7,910.50
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.	$78,569.50
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	$6.25
17. Total Amount to Redeem	

*Done this 25th day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Glenda Madison

Date of Sale: October 7, 2013

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

DR-512
R.05/88

Application Number: 130116

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I, **CATALINA TAX CO LLC US BANK % CATALINA TAX CO LLC**
P.O. BOX 645040
CINCINNATI, Ohio, 45264-5040
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
11131.0000	14-3817-000	06/01/2011	00-0S0-090 LTS 3 4 5 BLK 50 LAKEVIEW S/D PLAT DB 143 PAGE 206 OR 5599 P 516 CA 29/30

2012 TAX ROLL
BRYAN MARIAN
1823 N WHALEY AVE
PENSACOLA , Florida 32503

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.

towercap (Donna Ernwein) — 04/25/2013
Applicant's Signature — Date

Chris Jones
Escambia CountyProperty Appraiser

Back

Navigate Mode ◉ Account ○ Reference

Printer Friendly Version

General Information

Reference:	000S009040030050
Account:	143817000
Owners:	BRYAN MARIAN
Mail:	3915 CHIPPENHAM RD DURHAM, NC 27707
Situs:	1823 WHALEY AVE 32503
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

2012 Certified Roll Assessment

Improvements:	$80,168
Land:	$83,129
Total:	$163,297
Save Our Homes:	$157,139

Disclaimer

Amendment 1 Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2005	5599	516	$369,500	WD	View Instr
12/1999	4507	1950	$172,000	WD	View Instr
12/1996	4082	1172	$105,800	WD	View Instr
08/1991	3051	878	$62,900	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2012 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LTS 3 4 5 BLK 50 LAKEVIEW S/D PLAT DB 143 PAGE 206 OR 5599 P 516...

Extra Features

None

Parcel Information

Launch Interactive Map

Section Map Id:
CA030

Approx. Acreage:
0.2500

Zoned:
R-1AAA

Evacuation & Flood Information
Open Report

Buildings

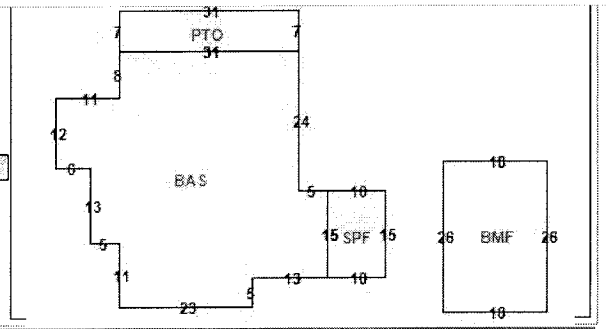
Building 1 - Address:1823 WHALEY AVE, Year Built: 1925, Effective Year: 1985

Structural Elements

FOUNDATION-*WOOD/SUB FLOOR*
EXTERIOR WALL-*STUCCO OV WD/LA*
NO. PLUMBING FIXTURES-*6.00*
DWELLING UNITS-*1.00*
ROOF FRAMING-*GABLE*
ROOF COVER-*COMPOSITION SHG*
INTERIOR WALL-*DRYWALL-PLASTER*

FLOOR COVER-*CARPET*
NO. STORIES-*1.00*
FLOOR COVER-*TILE/STAIN CONC/BRICK*
DECOR/MILLWORK-*ABOVE AVERAGE*
HEAT/AIR-*CENTRAL H/AC*
STRUCTURAL FRAME-*WOOD FRAME*

Areas - 2431 Total SF
BASE AREA - *1596*
BASEMENT FIN - *468*
PATIO - *217*
SCRN PORCH FIN - *150*

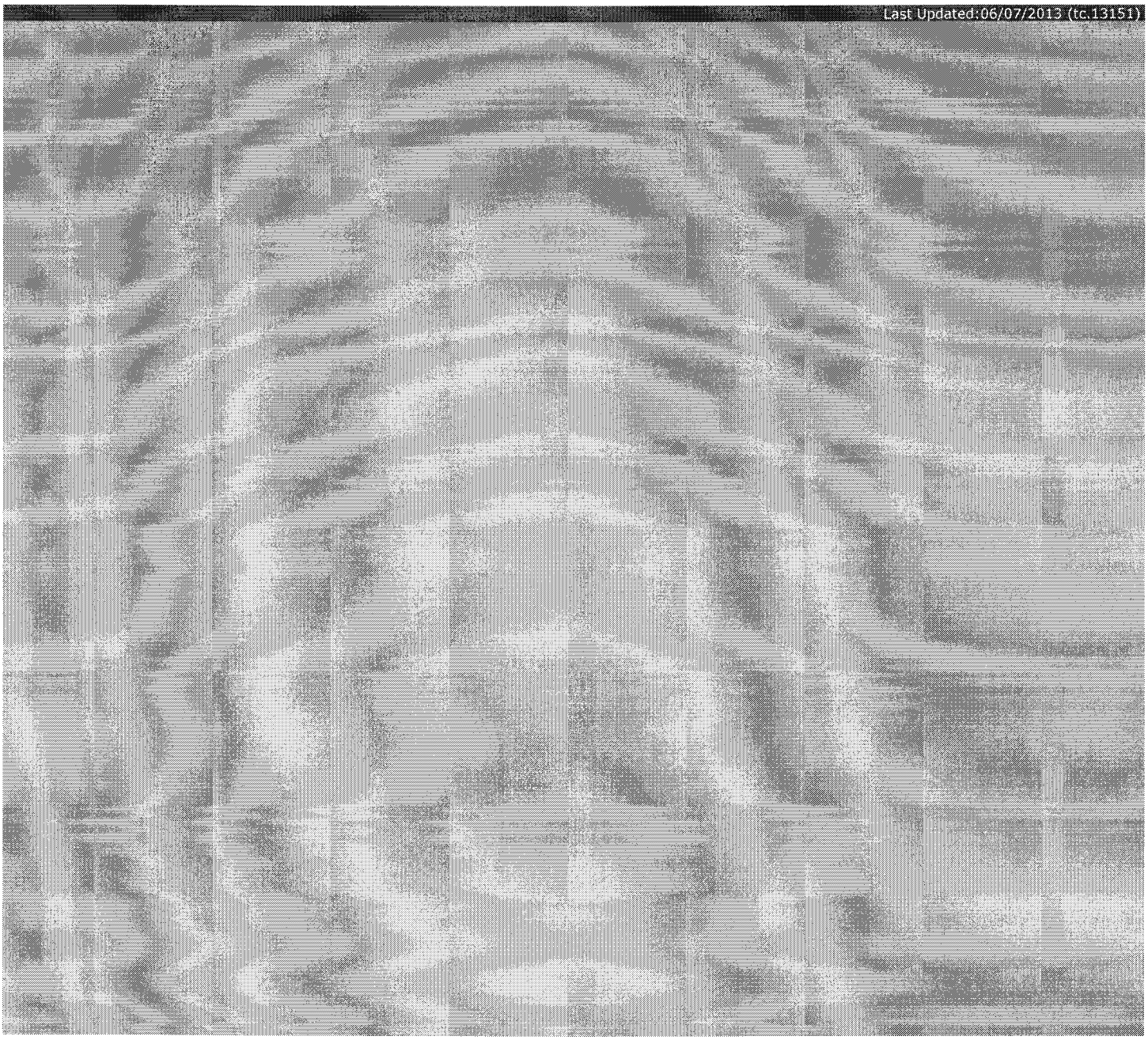


Images



1/26/12

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



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.: 10342 May 22, 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 05-21-1993, through 05-21-2013, and said search reveals the following:

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

   Marian Bryan

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: _____ May 22, 2013

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 10342 May 22, 2013

Lots 3, 4 and 5, Block 50, Lakeview Subdivision, as shown on a map entitled "Map of Lakeview, Pensacola, Florida" drawn by Stephen Lee in 1909, recorded in Deed Book 143, page 206, public records of Public Records of Escambia County, Florida.

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 10342 May 22, 2013

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

1. Utility Lien filed b y ECUA recorded in O.R. Book 6969, page 1792.

2. Taxes for the year 2010-2011 delinquent. The assessed value is $157,139.00. Tax ID 14-3817-000.

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., SUITE 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: 10-7-2013

TAX ACCOUNT NO.: 14-3817-000

CERTIFICATE NO.: 2011-~~11043~~ 11131

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.

Marian Bryan
3915 Chippenham Rd.
Durham, NC 27707
and
1823 Whaley Ave.
Pensacola, FL 32503

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector, this 22nd day of May, 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 03/23/2005 at 10:58 AM, OR Book 5599 Page 516, Instrument #2005349182, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $27.00 Deed Stamps $2586.50

Prepared by and return to :
Charles L. Hoffman, Jr.
Attorney at Law
Shell, Fleming, Davis & Menge, P.A.
Post Office Box 1831
Pensacola, FL 32591-1831
850-434-2411
File Number: **H4483-00000**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **March, 2005** between **Pamela J. Boudreaux, an unmarried woman** whose post office address is **3 Portofino Drive, Unit 509, Pensacola Beach, FL 32561**, grantor, and **Marian Bryan** whose post office address is **1823 Whaley Avenue, Pensacola, FL 32503**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County**, **Florida** to-wit:

Lots 3, 4 and 5, Block 50, Lakeview Subdivision, as shown upon a map entitled map of Lakeview, Pensacola, Florida, drawn by Stephen Lee in 1909 and recorded in Deed Book 143 at Page 206 of the public records of Escambia County, Florida.

Parcel Identification Number: 000S009040030050

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 subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Charles L. Hoffman, Jr.

Witness Name: Monica S. Cone

Pamela J. Boudreaux (Seal)

DoubleTime®

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 22nd day of March, 2005 by Pamela J. Boudreaux, who [ ] is personally known or [✓] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Charles L. Hoffman, Jr.

My Commission Expires: February 28, 2009

NOTARY PUBLIC STATE OF FLORIDA
Charles L. Hoffman, Jr
Notary Public-State of FL
Comm. Exp. Feb. 28, 2009
Comm. No. DD 372047

DoubleTime®

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: North Whaley Avenue
Legal Address of Property: 1823 North Whaley Avenue

The County ( ) has accepted (x) has not accepted the abutting roadway for maintenance.

This form completed by: Charles L. Hoffman, Jr.
Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, FL 32598-1831

Pamela J. Boudreaux (Seal)
Pamela J. Boudreaux

(Seal)
Marian Bryan

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
Effective: 4/15/95

Recorded in Public Records 02/01/2013 at 04:20 PM OR Book 6969 Page 1792, Instrument #2013007877, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00

This Instrument Was Prepared
By And Is To Be Returned To:
Jacqueline Oaks,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 3 4 5 BLK 50 LAKEVIEW S/D PLAT DB 143 PAGE 206 OR 5599 P 516 CA 29/30

Customer: Marian B Bryan

Account Number: 137748-32075

Amount of Lien: $132.31, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 1/30/13

EMERALD COAST UTILITIES AUTHORITY

BY: Jacqueline Oaks

STATE OF FLORIDA
COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 30 day of January, 20 13, by Jacqueline Oaks of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]

Jamie D. Rogers
Notary Public - State of Florida

JAMIE D. ROGERS
MY COMMISSION # EE 058896
EXPIRES: April 12, 2015
Bonded Thru Notary Public Underwriters

RWK:ls
Revised 05/31/2011