

**Date of Sale:**

\* 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,

**SUNSHINE STATE CERTIFICATES IV BANKUNITED,  
TRUSTEE  
7900 MIAMI LAKES DRIVE WEST  
MIAMI LAKES, Florida, 33016**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
137.0000	01-1191-384	06/01/2012	LOT 32 BLK 5 WOODCLIFF UNIT 6 PB 8 P 72 OR 2518 P 604

### **2013 TAX ROLL**

ALLBRITTON JOHN L & GAYLE W  
4570 SHADESVIEW DR  
PENSACOLA , Florida 32504

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.

gbranse (Gary Branse)  
Applicant's Signature

04/29/2014  
Date

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

14-754

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 11420

August 12, 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 08-12-1994, through 08-12-2014, and said search reveals the following:

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

John L. Allbritton and Gayle W. Allbritton, 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

By: 

August 12, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11420

August 12, 2014

**Lot 32, Block 5, Woodcliff, Unit 6, as per plat thereof, recorded in Plat Book 8, Page 72, of  
the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11420

August 12, 2014

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

1. Taxes for the year 2011-2013 delinquent. The assessed value is \$121,772.00. Tax ID 01-1191-384.

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.: 01-1191-384

CERTIFICATE NO.: 2012-137

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.

John L. Allbritton  
Gayle W. Allbritton  
4570 Shadesview Dr.  
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,  
this 13th 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.

WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

#540 Shadaview  
32504

KNOW ALL MEN BY THESE PRESENTS: That I, NANCY LISHAM, for and in consideration of one dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby sell, convey, and grant to JOHN LEWIS ALLERITTON and JOHN W. ALLERITTON their heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

Lot 32, Block 5, Woodcliff Subdivision, Unit No. 6, according to plat recorded in Plat Book 8 at Page 72 of the public records of Escambia County, Florida.

Subject to a mortgage in favor of Molton, Allen and Williams, Inc. recorded in O.R. Book 1111 Page 639 which said mortgage having been assigned to First Atlanta Mortgage Corp. Grantees expressly assume and agree to pay said mortgage commencing March 1, 1987.

To have and to hold, unto the said grantees, their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And I covenant that I am well seized of an undivided estate in fee simple in the said property, and have the right to convey the same; that it is free of any and all encumbrance not shown above, that my heirs, executors, administrators, the said grantees, their heirs, executors, administrators, successors, and assigns, in lawful and peaceable possession and enjoyment thereof, shall and lawfully claiming the same shall and will defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of April, 1987.

Signed, sealed and delivered in the presence of:

*[Signature]*  
*[Signature]*

NANCY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before the subscriber personally appeared [Name], known to me to be the individual described in said instrument and who executed the foregoing instrument and who that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of April, 1987.

Prepared by:

FREDERICK JEROME GANT  
ALLERITTON & GANT  
Attorneys at Law  
222 West Cervantes Street  
Pensacola, Florida 32501

NOTARY PUBLIC

MY. COMM. EXPIRES

2.6.88  
248.05  
DATE  
JOHN W. ALLERITTON  
BY  
GANT, F.J. & GANT, F.J.  
GANT, F.J. & GANT, F.J.

NOTARY PUBLIC  
[Stamp]

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 00137 of 2012**

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:

JOHN L ALLBRITTON 4570 SHADESVIEW DR PENSACOLA, FL 32504	GAYLE W ALLBRITTON 4570 SHADESVIEW DR PENSACOLA, FL 32504
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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 **SUNSHINE STATE CERTIFICATES IV BANKUNITED TRUSTEE** holder of **Tax Certificate No. 00137**, issued the **1st day of June, A.D., 2012** 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:

**LOT 32 BLK 5 WOODCLIFF UNIT 6 PB 8 P 72 OR 2518 P 604**

**SECTION 09, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 011191384 (14-754)**

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

**JOHN L ALLBRITTON and GAYLE W ALLBRITTON**

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:

**4570 SHADESVIEW DR 32504**



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

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**JOHN L ALLBRITTON**  
4570 SHADESVIEW DR  
PENSACOLA, FL 32504

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



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### Personal Services:

**GAYLE W ALLBRITTON**  
4570 SHADESVIEW DR  
PENSACOLA, FL 32504

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



By:  
Emily Hogg  
Deputy Clerk