

TAX COLLECTOR'S CERTIFICATION

APR 24, 2014 140185

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 1717.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 03-1270-000

Cert FL COMM BANK CLTRL ASGNE OF
Holder MAGNOLIA TC 4 TDA LLC
PO BOX 30411
TAMPA FL 33650

Property DEUTSCHE BANK NATIONAL TRUST
Owner COMPANY TRUSTEE
4828 LOOP CENTRAL DR
HOUSTON TX 77081-2226

**** See Additional Legal Next Page ****

BEG AT SE COR OF OLIVE HTS
S/D PB 2 P 69 S 33 DEG 32
1/2 MIN E 1846 62/100 FT S
56 DEG W 326 5/10 FT FOR
POB CONTINUE SAME COURSE

113 9/100 FT TO POINT IN
ELY R/W LI OF FRISCO RR
R/W N 17 DEG 7 MIN W ALG
R/W LI 203 68/100 FT N 56
DEG E 53 93/100 FT S 34 DEG

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2012/ 1717.000	06/01/2012	952.82	0.00	47.64	1,000.46

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2011/ 1973.000	06/01/2011	984.24	6.25	136.36	1,126.85
2013/ 1547.000	06/01/2013	915.11	6.25	45.76	967.12

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 3,094.43
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant .{2013} 836.94
4. Ownership and Encumbrance Report Fee 250.00
5. Total Tax Deed Application Fee 75.00
6. Total Certified By Tax Collector To Clerk of Court 4,256.37
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. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

* Done this the 06th day of May, 2014

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: November 3, 2014

By 

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

TAX COLLECTOR'S CERTIFICATION

E 195 FT TO POB
OR 6512 P 1663

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

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
1717.0000	03-1270-000	06/01/2012	BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT FOR POB CONTINUE SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7 MIN W ALG R/W LI 203 68/100 FT N 56 DEG E 53 93/100 FT S 34 DEG E 195 FT TO POB OR 6512 P 1663

2013 TAX ROLL

DEUTSCHE BANK NATIONAL TRUST
COMPANY TRUSTEE
4828 LOOP CENTRAL DR
HOUSTON, Texas 77081-2226

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.

magnoliatc4tda (Brian Cirillo)

Applicant's Signature

04/24/2014

Date

NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

To: Tax Collector of Escambia County Tax Collector County : Janet Holley

In accordance with the Florida Statutes, I, FL COMM BANK CLTRL ASGNE OF
MAGNOLIA TC 4 TDA LLC
PO BOX 30411
TAMPA FL 33650

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

Certificate No.	Property No.	Date	Legal Description
2012/ 1717.000	03-1270-000	06/01/2012	BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT FOR POB CONTINUE SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7 MIN W ALG R/W LI 203 68/100 FT N 56 DEG E 53 93/100 FT S 34 DEG E 195 FT TO POB OR 6512 P 1663

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April 24, 2014

Applicant's Signature

Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

14-190

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11450

August 14, 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 08-14-1994, through 08-14-2014, and said search reveals the following:

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

Deutsche Bank, National Trust Company, as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2007-A

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

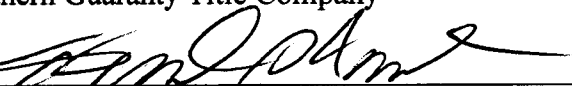
4. Taxes:

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 14, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11450

August 14, 2014

261S306101017006 - Full Legal Description

BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT
FOR POB CONTINUE SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7
MIN W ALG R/W LI 203 68/100 FT N 56 DEG E 53 93/100 FT S 34 DEG E 195 FT TO POB OR 6512 P 1663

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11450

August 14, 2014

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

1. Taxes for the year 2010-2013 delinquent. The assessed value is \$12,825.00. Tax ID 03-1270-000.

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: rcsgrt@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.: 03-1270-000

CERTIFICATE NO.: 2012-1717

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 tax year.

Deutsche Bank, National Trust Company, as
Trustee for the Benefit of the Certificateholders
of Popular ABS, Inc., Mortgage Pass-Through
Certificates Series 2007-A
4828 Loop Central Dr.
Houston, TX 77081-2226

Unknown Tenants
862 Violet Ave.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 14th 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.

space above reserved for recording information

IN THE CIRCUIT COURT OF THE 1st JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR ESCAMBIA COUNTY

Deutsche Bank, National Trust Company, as
Trustee for the Benefit of the Certificateholders
of Popular ABS, Inc., Mortgage Pass-Through
Certificates Series 2007-A.

Plaintiff,

-vs.-

Larry A. Lowe and Connie Lowe, Husband
and Wife; Green Tree Servicing, LLC f/k/a
Green Tree Financial Servicing Corporation;
Bankers First Mortgage Company, Inc.;
Capital One Bank (USA), National
Association f/k/a Capital One Bank

Defendant(s).

Case #: 2009-CA-000332

Division #: E

UNC:

CERTIFICATE OF TITLE

The undersigned, ERNIE LEE MAGAHA, Clerk of the Court certifies that s/he executed
and filed a Certificate of Sale in this action on September 4, 2009, for the property described
herein and that no objections to the sale have been filed within the time allowed for filing
objections.

The following property in Escambia County, Florida:

THAT PORTION OF LAND IN SECTION 26, TOWNSHIP 1 SOUTH, RANGE 30
WEST, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF OLIVE HEIGHTS
SUBDIVISION, ACCORDING TO PLAT FILED IN PLAT BOOK 2, AT PAGE 69, OF
THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE SOUTH
33°32 1/2' EAST WITH THE EXTENSION OF THE EAST LINE OF SAID OLIVE

Case: 2009 CA 000332



00084617718

Dkt: CA1173 Pg#:

\$100.00

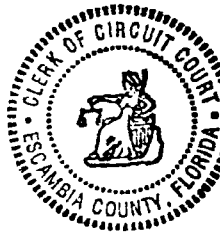
3

32

HEIGHTS, A DISTANCE OF 1846.62 FEET; THENCE SOUTH 56°00' WEST, A DISTANCE OF 326.50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 56°00' WEST, A DISTANCE OF 113.09 FEET, TO A POINT IN THE EASTERN RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILWAY; THENCE NORTH 17°07' WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 203.68 FEET; THENCE NORTH 56°00' EAST, A DISTANCE OF 53.93 FEET; THENCE SOUTH 34°00' EAST, A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING.

Property Address: 862 Violet Avenue, Pensacola, FL 32505 was sold to Deutsche Bank, National Trust Company, as Trustee for the Benefit of the Certificateholders of Popular ABS, Inc., Mortgage Pass-Through Certificates Series 2007-A. whose address is 4828 Loop Central Drive, Houston, Texas 77081-2226.

WITNESS, ERNIE LEE MAGAHA, as Clerk of the Circuit Court, and the seal of said Court, at Pensacola, Escambia, Florida.



September 28, 2009
Date

ERNIE LEE MAGAHA
Clerk of the Circuit Court

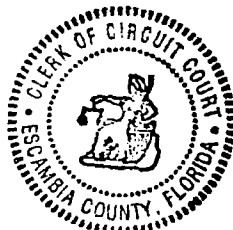
By: [Signature]
Deputy Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Certificate of Title was mailed on 28 day of September 2009 to:

Larry A. Lowe, 862 Violet Avenue, Pensacola, FL 32505
Connie Lowe, 862 Violet Avenue, Pensacola, FL 32505
Green Tree Servicing, LLC f/k/a Green Tree Financial Servicing Corporation, c/o CT Corporation System, R.A., 1200 South Pine Island Road, Plantation, FL 33324
Bankers First Mortgage Company, Inc., c/o Andrew Radding, Esq, 7 Saint Paul Street, Ste 600, Baltimore, MD 21202
Capital One Bank (USA), National Association f/k/a Capital One Bank, c/o Legal Department, 11 South 12th Street, Richmond, VA 23219
Occupant(s), 862 Violet Avenue, Pensacola, FL 32505

SHAPIRO & FISHMAN, LLP 10004 N. Dale Mabry Highway, Suite 112
Tampa, FL 33618



ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: *[Signature]*
Deputy Clerk

THIS DOCUMENT WAS PREPARED BY:
SHAPIRO & FISHMAN
10004 N. Dale Mabry Highway, Suite 112
Tampa, FL 33618

09-124994 FC01

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01717 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:

DEUTSCHE BANK NATIONAL TRUST COMPANY TR FBO POPULAR ABS INC 4828 LOOP CENTRAL DR HOUSTON, TX 77081-2226	DEUTSCHE BANK NATIONAL TRUST COMPANY TR FBO POPULAR ABS INC C/O TENANTS 862 VIOLET AVE PENASCOLA FL 32505
--	---

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 FL COMM BANK CLTRL ASGNE OF MAGNOLIA TC 4 TDA LLC holder of Tax Certificate No. 01717, 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:

BEG AT SE COR OF OLIVE HTS S/D PB 2 P 69 S 33 DEG 32 1/2 MIN E 1846 62/100 FT S 56 DEG W 326 5/10 FT FOR POB CONTINUE SAME COURSE 113 9/100 FT TO POINT IN ELY R/W LI OF FRISCO RR R/W N 17 DEG 7 MIN W ALG R/W LI 203 68/100 FT N 56 DEG E 53 93/100 FT S 34 DEG E 195 FT TO POB OR 6512 P 1663

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 031270000 (14-790)

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

DEUTSCHE BANK NATIONAL TRUST COMPANY TR FBO POPULAR ABS INC

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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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:

862 VIOLET AVE 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-790

Document Number: ECSO14CIV044663NON

Agency Number: 15-000205

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01717 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DEUTSCHE BANK NATIONAL TRUST COMPANY TR FBO POPULAR ABS INC

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/2/2014 at 1:45 PM and served same at 4:25 PM on 10/3/2014 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: R Preston 927
R. PRESTON, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

WARNING

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862 VIOLET AVE 32505



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

By:
Emily Hogg
Deputy Clerk

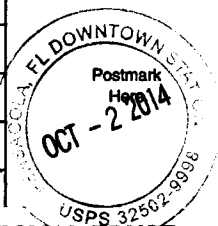
7008 1830 0000 0242 5178

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

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

OFFICIAL USE

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To
 Street, A
 or PO B.
 City, Sta

DEUTSCHE BANK NATIONAL TRUST
 COMPANY TR FBO POPULAR ABS
 INC [14-790]
 4828 LOOP CENTRAL DR
 HOUSTON, TX 77081-2226

PS Form

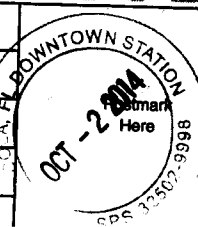
7008 1830 0000 0242 5185

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

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

OFFICIAL USE

Postage	\$.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To
 Street,
 or PO
 City, S

DEUTSCHE BANK NATIONAL TRUST
 COMPANY [14-790]
 C/O TENANTS
 862 VIOLET AVE
 PENASCOLA FL 32505

PS Form

12/17/17

12/17/17

SENDER		COMPLAINT	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>DEUTSCHE BANK NATIONAL TRUST COMPANY TR FBO POPULAR ABS INC [14-790] 4828 LOOP CENTRAL DR HOUSTON, TX 77081-2226</p>		<p>B. Receiver's (Printed Name) <i>[Signature]</i> C. Date of Delivery</p>	
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
		<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>7008 1830 0000 0242 5178</p>	

CERTIFIED MAIL

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COM
OFFICIAL RECORDS DIVISION
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333

2011 OCT 17 A 10:15
PAM CHILDERS
CLERK OF CIRCUIT COURT
PENSACOLA COUNTY, FL
RECORDED
104



7006 1830 0000 0242 5185

neopost[®]
10/02/2014
US POSTAGE
FIRST-CLASS MAIL
\$06.48⁰
ZIP 32502
041L11221084

DEUTSCHE BANK NATIONAL TRUST

COMPANY [14-790]

C/O TENANTS

862 VIOLET AVE

PENASCOLA FL 32505

322 DE 1009 0010/13/14

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

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