

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 19, 2014 / 140445

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 1966.0000**, issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 03-3376-105**

Certificate Holder:

US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS
LLC
LOCK BOX #005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:

CRUZ ISRAEL J
2 212TH ST SW
BOTHELL, WASHINGTON 98021-7585

Legal Description:

LT 1 LESS EAST 4 76/100 FT BLK B GASLIGHT SQUARE PB 8 P 61 OR 4015 P 243 OR 5260 P 1536

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	1966.0000	06/01/12	\$663.81	\$0.00	\$69.15	\$732.96

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
2014	1491.0000	06/01/14	\$624.12	\$6.25	\$31.21	\$661.58
2013	1783.0000	06/01/13	\$636.45	\$6.25	\$31.82	\$674.52

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

\$2,069.06
\$0.00
\$250.00
\$75.00
\$2,394.06
\$2,394.06
\$6.25

*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By _____

Shonda Makuron

Date of Sale: February 2, 2015

* 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,

**US BANK AS CUST FOR MOONSTONE LIEN
INVESTMENTS LLC
LOCK BOX #005191
PO BOX 645191
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
1966.0000	03-3376-105	06/01/2012	LT 1 LESS EAST 4 76/100 FT BLK B GASLIGHT SQUARE PB 8 P 61 OR 4015 P 243 OR 5260 P 1536

2013 TAX ROLL

CRUZ ISRAEL J
2 212TH ST SW
BOTHELL, Washington 98021-7585

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.

moonstone (Andrea Manganelli)

Applicant's Signature

06/19/2014

Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-097

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11659

November 4, 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 11-04-1994, through 11-04-2014, and said search reveals the following:

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

Israel Jose Cruz

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: 

November 4, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11659

November 4, 2014

**Lot 1, less the East 4.76 feet, Block B, Gaslight Square Resubdivision, as per plat thereof,
recorded in Plat Book 8, Page 61, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11659

November 4, 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 \$19,738.00. Tax ID 03-3376-105.

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: 2-2-2015

TAX ACCOUNT NO.: 03-3376-105

CERTIFICATE NO.: 2012-1966

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

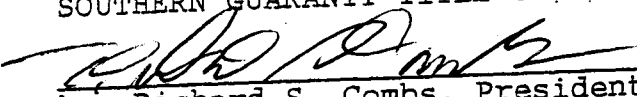
 X Homestead for tax year.

Israel Jose Cruz
2 212th Street SW
Bothell, WA 98021-7585

Unknown Tennats
2106 Schwab Court A
Pensacoal, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 6th day of November, 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.

Prepared by and return to:
Israel J. Cruz
2106-A Schwab Court
Pensacola, Florida 32504

Parcel ID: 32-1s-30-2500-010-002

STATE OF FLORIDA
COUNTY OF ESCAMBIA

OR BK 5260 PG1536
Escambia County, Florida
INSTRUMENT 2003-157861

DEED DOC STAMP PG 8 ESC CO \$ 0.70
10/09/03 ERNIE LEE MAGAHA, CLERK
By: *[Signature]*

RCD Oct 09, 2003 11:48 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-157861

QUITCLAIM DEED

6.00
70

KNOW ALL MEN BY THESE PRESENTS, that Israel Cruz Dones, a single man, for and in consideration of Ten and 00/100 Dollars (\$10.00), the receipt whereof is hereby acknowledged, do/does remise, release and quit claim unto Israel Jose Cruz, a single man, whose address is 2106-A Schwab Court Pensacola, Florida 32504, her heirs, executors, administrators and assigns, forever, the following described real property, situated in the County of Escambia, Florida, to-wit:

Lot 1, less the East 4.76 feet, Block B, Gaslight Square Resubdivision, Escambia County, State of Florida, Section 32, Township 1 South, Range 30 West, as recorded in Plat Book 8, Page 61.

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

IN WITNESS WHEREOF, we/I have hereunto set our/my hands and seals this 9th day of October, 2003.

Signed, sealed and delivered
in the presence of:

[Signature: Heather Grant]
Name: Heather Grant

[Signature: Israel Cruz Dones]
Israel Cruz Dones

Address: 1069 #1 St. Villa Newland
SAN JUAN, P.R. 00927

[Signature: Tina Wiles]
Name: Tina Wiles

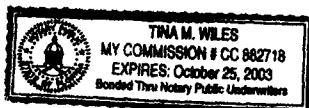
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9th day of October, 2003, by Israel Cruz Dones, a single man, who did not take an oath and who:

___ is/are personally known to me.
___ produced current driver's license as identification.
✓ produced drivers license as identification.

(Notary Seal Must Be Affixed)

[Signature: Tina M. Wiles]
Notary Public
Tina M. Wiles
Name of Notary Printed
My Commission Expires: 10-25-03
Commission Number: CC 882718



Prepared by:
John P. Welch, Esquire
703-5 South Palafox St.
Pensacola, FL 32501
(904) 432-7604

D S PD \$203.00
Mort \$0.00 ASUM \$0.00
JULY 19, 1996
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: S. Arnold D.C.

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that **CARLOS ENRIQUE VILLAFANE**, a single man, Social Security Number 584-03-8830, whose address is 2106 A Schwab Court, Pensacola, FL 32504, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto **ISRAEL CRUZ DONES**, a single man, whose address is 2106 A Schwab Court, Pensacola, Florida 32504, his heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to-wit:

Lot 1, Less the East 4.76 feet, Block "B", Gaslight Square Resubdivision, Escambia County, State of Florida, Section 32, Township 1 South, Range 30 West, as recorded in Plat Book 8, Page 61.

Subject to that certain mortgage given by Grantor to Real Estate Financing, Inc., dated September 27, 1990 and recorded September 28, 1990 in Official Records Book 2915 at Page 779 of the public records of Escambia County, Florida, which mortgage Grantee herein assumes and agrees to pay and hold Grantor harmless from the payment thereof; the principal balance of which is approximately \$29,000.00 as of the date of this instrument.

This conveyance made by Grantor and accepted by Grantee without benefit of abstract, title search or title insurance.

Property Reference Number: 32-1S-30-2500-010-002

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 I covenant that I am well seized of 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 my 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, I have hereunto set my hand and seal this

19th day of July, 1996.

Signed, sealed and delivered
in the presence of:

Bonnie A. Markle
Witness BONNIE A. MARKLE
Type or Print Name

Carlos Enrique Villafane
CARLOS ENRIQUE VILLAFANE

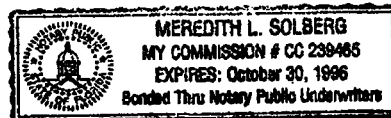
Meredith L. Solberg
Witness
Type or Print Name Meredith L. Solberg

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing was acknowledged before me on this 19th day of July, 1996, by CARLOS ENRIQUE VILLAFANE, who is personally known to me and who is personally known to me or who has produced Fla drivers license V-413-105-49-413-0 as identification, and who did take an oath.

- S E A L -

Meredith L. Solberg
NOTARY PUBLIC
Type or Print Name:
My Commission Expires:



Instrument 00311549
Filed and recorded in the
Official Records
JULY 19, 1996
at 04:37 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

THE ESCAMBIA SUN-PRESS, LLC
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

Michael P. Driver

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

FEB 2, 2015 - TAX CERTIFICATE #01966

in the CIRCUIT Court
was published in said newspaper in the issues of

JANUARY 1, 8, 15, & 22, 2015

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

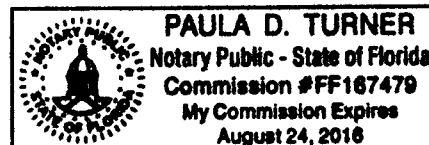
Michael P. Driver
PUBLISHER

Sworn to and subscribed before me this 22ND
JANUARY A.D., 20 15

Paula D. Turner

PAULA D. TURNER

NOTARY PUBLIC



NOTICE OF APPLICATION FOR
TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS LLC holder of Tax Certificate No. 01966, 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:

LT 1 LESS EAST 4 76/100 FT BLK B
GASLIGHT SQUARE PB 8 P 61 OR
4015 P 243 OR 5260 P 1536

SECTION 32, TOWNSHIP 1 S,
RANGE 30 W.

TAX ACCOUNT NUMBER 033376105
(15-097)

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

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 February, which is the 2nd day of February 2015.

Dated this 1st day of January 2015.

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
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-01-01-08-15-22-2015