

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 15, 2014 / 140031

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 3172.0000** , 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: 05-3652-678**

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

Property Owner:
MIDATLANTICIRA LLC
8217 RAYMOND LN
POTOMAC , MARYLAND 20854

Legal Description:

LT 22 BLK 41 MONTCLAIR UNIT 7 PB 7 P 47 OR 6740 P 1312 SEC 12 2S 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
2012	3172.0000	06/01/12	\$578.06	\$0.00	\$52.63	\$630.69

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	2932.0000	06/01/13	\$914.93	\$6.25	\$45.75	\$966.93

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 (2013)
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

\$1,597.62
\$0.00
\$748.67
\$250.00
\$75.00
\$2,671.29
\$2,671.29
\$6.25

*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: September 2, 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
3172.0000	05-3652-678	06/01/2012	LT 22 BLK 41 MONTCLAIR UNIT 7 PB 7 P 47 OR 6740 P 1312 SEC 12 2S 30

2013 TAX ROLL
MIDATLANTICIRA LLC
8217 RAYMOND LN
POTOMAC , Maryland 20854

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

04/15/2014
Date



Chris Jones
Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

Reference: 102S301000230041
Account: 053652678
Owners: MIDATLANTICIRA LLC
Mail: 8217 RAYMOND LN
POTOMAC, MD 20854
Situs: 4513 CHERBOURG WAY 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

2013 Certified Roll Assessment

Improvements: \$37,569
Land: \$4,500
Total: \$42,069
Save Our Homes: \$0

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/04/2011	6773	921	\$33,400	WD	View Instr
07/11/2011	6740	1312	\$100	CT	View Instr
09/2005	5748	535	\$125,000	WD	View Instr
09/1998	4341	699	\$100	WD	View Instr
04/1992	3160	435	\$29,600	WD	View Instr
02/1992	3160	434	\$100	QC	View Instr

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

2013 Certified Roll Exemptions

None

Legal Description

LT 22 BLK 41 MONTCLAIR UNIT 7 PB 7 P 47 SEC 12
2S 30...

Extra Features

None

**Parcel
Information**

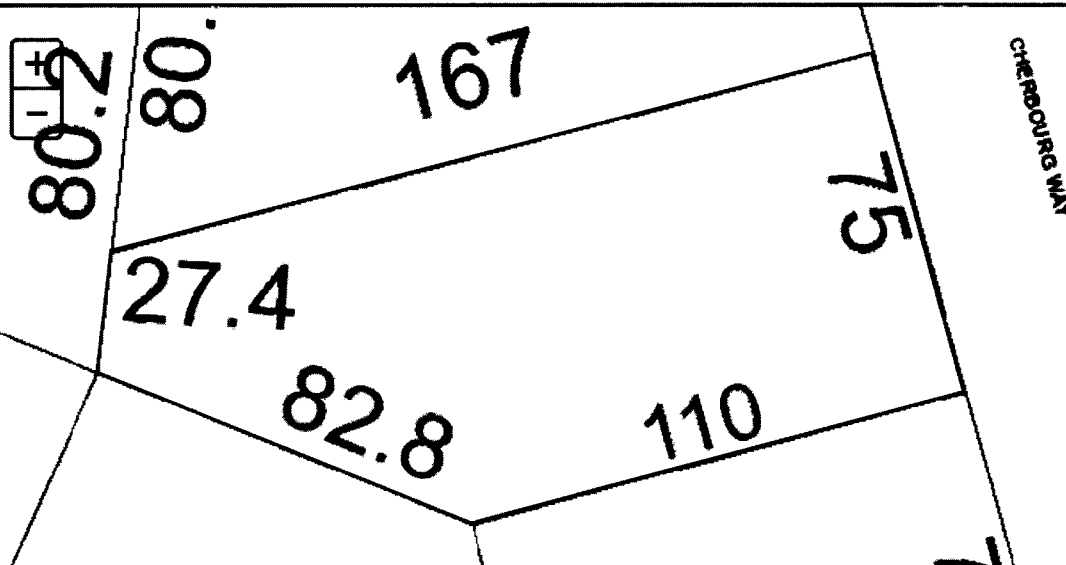
[Launch Interactive Map](#)

**Section
Map Id:**
12-2S-30-1

**Approx.
Acreage:**
0.2600

Zoned:
R-2

**Evacuation
& Flood
Information**
[Open Report](#)



Buildings

Building 1 - Address: 4513 CHERBOURG WAY, Year Built: 1970, Effective Year: 1970

Structural Elements

DECOR/MILLWORK-AVERAGE

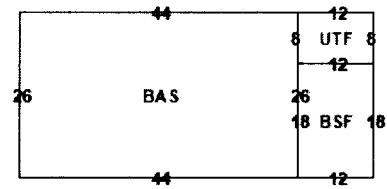
DWELLING UNITS-1.00
EXTERIOR WALL-BRICK-FACE
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5.00
NO. STORIES-1.00
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STRUCTURAL FRAME-WOOD FRAME

Areas - 1456 Total SF

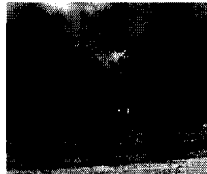
BASE AREA - 1144

BASE SEMI FIN - 216

UTILITY FIN - 96



Images



1/3/03

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.: 11211

May 28, 2014

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 05-28-1994, through 05-28-2014 and said search reveals the following:

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

MidAtlanticIRA LLC, a Maryland Limited Liability Company, as Custodian or Trustee for the benefit of Thomas L. Soileau

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 28, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11211

May 28, 2014

Lot 22, Block 41, Montclair Unit No. 7, as per plat thereof, recorded in Plat Book 7, Page 47, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11211

May 28, 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 \$42,069.00. Tax ID 05-3652-678.

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: 9-2-2014

TAX ACCOUNT NO.: 05-3652-678

CERTIFICATE NO.: 2012-3172

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

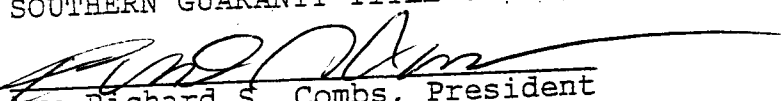
 X Homestead for tax year.

MidAtlantic IRA LLC, as Custodian
or Trustee for the benefit of
Thomas L. Soileau
8217 Raymond Lane
Potomac, MD 20854

Unknown Tenants
4513 Cherbourg Way
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 28th day of May, 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.

Rec. \$10.00
Doc. \$233.80 \$33,350.00
\$243.80

This document prepared by and
return to: Emilcie Laureano
Title & Abstract Agency of America, Inc.
4630 Woodland Corporate Boulevard
Suite 160
Tampa, FL 33614
File # 11-232255
REO # A110W00
Parcel ID # 05-3652-678

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made this 28th day of September, 2011 by, Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, whose address is: 14221 Dallas Parkway, Suite 1000, Dallas, Texas 75254 hereinafter called the grantor, MidAtlanticIRA LLC, a Maryland Limited Liability Company, as Custodian or trustee for the benefit of Thomas L. Soileau, individual retirement account with full power to conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described, whose post office address is 8217 Raymond Lane, Potomac, MD 20854 hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land in:

LOT 22, BLOCK 41, MONTCLAIR UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$42,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$42,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED.

THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

Subject to taxes for the current year and all subsequent years, and conditions, restrictions, easements, limitations, reservations and zoning ordinances of record.

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 the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature:

Printed Name:

Witness Signature:

Printed Name:

Federal National Mortgage Association

By: Shapiro, Fishman and Gaché, LLP as its
Attorney-in-Fact

BY:

Barbara C. Peddicord, Esq.,
as authorized signatory for Shapiro, Fishman
and Gaché, LLP, as Attorney-in-Fact for
FANNIE MAE a/k/a FEDERAL NATIONAL
MORTGAGE ASSOCIATION



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Barbara C. Peddicord, Esq., as authorized signatory for Shapiro, Fishman and Gaché, LLP, as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the corporation named therein and who acknowledged before me he/she executed the same as such officer in the same and on behalf of said corporation.

WITNESS my hand and official seal in the county and State last aforesaid this 4th day of Sept, 2011.

Notary Public

My Commission Expires:
(SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03172 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 31, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MIDATLANTICIRA LLC 8217 RAYMOND LN POTOMAC, MD 20854	THOMAS L SOILEAU 8217 RAYMOND LANE POTOMAC MD 20854
MIDATLANTIC IRA LLC C/O TENANT 4513 CHERBOURG WAY PENSACOLA FL 32505	

WITNESS my official seal this 31th day of July 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 September 2, 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. 03172**, 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 22 BLK 41 MONTCLAIR UNIT 7 PB 7 P 47 SEC 12 2S 30 OR 6773 P 921

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053652678 (14-663)

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

MIDATLANTICIRA LLC

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 Tuesday in the month of September, which is the **2nd day of September 2014**.

Dated this 31st day of July 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:

4513 CHERBOURG WAY 32505



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

By:
Emily Hogg
Deputy Clerk

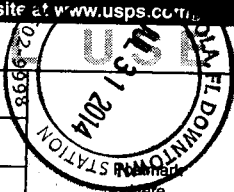
7008 1830 0000 0238 2723

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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 1

Street
or PO
City, S

MIDATLANTICIRA LLC [14-663]
 8217 RAYMOND LN
 POTOMAC, MD 20854

PS Form

Instructions

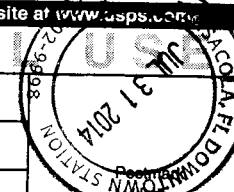
7008 1830 0000 0238 2730

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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

Street
or PO
City,

THOMAS L SOILEAU [14-663]
 8217 RAYMOND LANE
 POTOMAC MD 20854

PS Form

Instructions

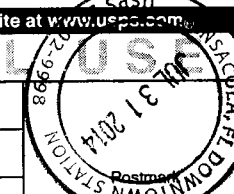
7008 1830 0000 0238 2747

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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

Street
or PO
City,

MIDATLANTIC IRA LLC [14-663]
 C/O TENANT
 4513 CHERBOURG WAY
 PENSACOLA FL 32505

PS Form

Instructions

12/03/17

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

14-663

NON ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV034194NON

Agency Number: 14-010704

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 03172 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE MIDATLANTICIRA LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/31/2014 at 9:49 AM and served same at 8:10 AM on 8/1/2014 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 Wright, #922
R. WRIGHT, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

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Post Property:

4513 CHERBOURG WAY 32505



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

By:
Emily Hogg
Deputy Clerk

FILED
JUL 31 2014
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA