

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 15, 2014 / 140032

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 3393.0000** , 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: 05-4680-000**

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

Property Owner:
MACKS EMMETT C
211 TONAWANDA DR
PENSACOLA , FLORIDA 32506

Legal Description:

LT 21 LESS W 25 FT AND ALL LT 22 BLK 6 DB 456 P 477 OSCEOLA COUNTRY CLUB ESTATES PB 1 P 18 SEC 14/15
T 2S R 30 OR 1431 P 167

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	3393.0000	06/01/12	\$557.64	\$0.00	\$50.77	\$608.41

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	3083.0000	06/01/13	\$578.75	\$6.25	\$28.94	\$613.94

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2013)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$1,222.35
\$0.00
\$532.82
\$250.00
\$75.00
\$2,080.17
\$2,080.17
\$31,064.00
\$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
3393.0000	05-4680-000	06/01/2012	LT 21 LESS W 25 FT AND ALL LT 22 BLK 6 DB 456 P 477 OSCEOLA COUNTRY CLUB ESTATES PB 1 P 18 SEC 14/15 T 2S R 30 OR 1431 P 167

2013 TAX ROLL
MACKS EMMETT C
211 TONAWANDA DR
PENSACOLA , Florida 32506

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: 142S308001020006
Account: 054680000
Owners: MACKS EMMETT C
Mail: 211 TONAWANDA DR
PENSACOLA, FL 32506
Situs: 211 TONAWANDA DR 32506
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: \$42,496
Land: \$25,500
Total: \$67,996
Save Our Homes: \$62,128

[Disclaimer](#)[Amendment 1/Portability Calculations](#)**Sales Data**

Sale Date Book Page Value Type Official Records (New Window)
04/1980 1431 167 \$100 WD [View Instr](#)

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

2013 Certified Roll Exemptions

HOMESTEAD EXEMPTION,VETERANS,WIDOWER

Legal Description

LT 21 LESS W 25 FT AND ALL LT 22 BLK 6 DB 456 P
477 OSCEOLA COUNTRY CLUB...

Extra Features

None

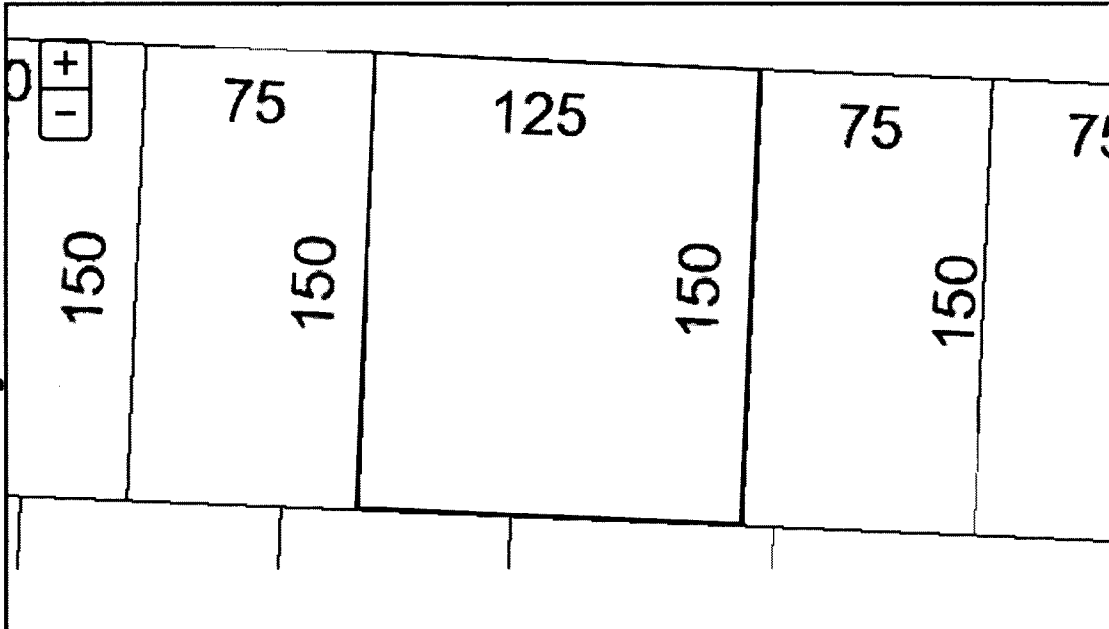
**Parcel
Information**[Launch Interactive Map](#)

**Section
Map Id:**
14-2S-30-2

**Approx.
Acreage:**
0.4300

Zoned:
R-2

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

**Buildings**

Building 1 - Address:211 TONAWANDA DR, Year Built: 1957, Effective Year: 1957

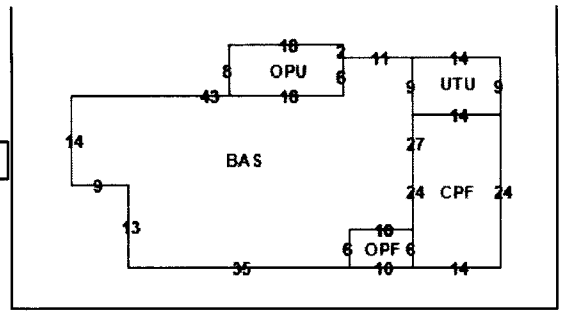
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1.00
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3.00
NO. STORIES-1.00
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STRUCTURAL FRAME-WOOD FRAME

Areas - 2013 Total SF

BASE AREA - 1347
CARPORT FIN - 336
OPEN PORCH FIN - 60
OPEN PORCH UNF - 144
UTILITY UNF - 126



Images



1/26/11



4/3/03



4/3/03

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.

Last Updated: 04/24/2014 (tr.1011)

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.: 11212

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:

Emmett C. Macks and Clara E. Macks, 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: 

May 28, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11212

May 28, 2014

142S308001020006 - Full Legal Description

LT 21 LESS W 25 FT AND ALL LT 22 BLK 6 DB 456 P 477 OSCEOLA COUNTRY CLUB ESTATES PB 1 P 18 SEC
14/15 T 2S R 30 OR 1431 P 167

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11212

May 28, 2014

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

1. That certain mortgage executed by Emmett C. Macks and Clara E. Macks, husband and wife in favor of Escambia/Pensacola SHIP Program Trust Fund dated 01/05/2002 and recorded 02/04/2002 in Official Records Book 4845, page 123 of the public records of Escambia County, Florida, in the original amount of \$7,500.00.
2. Taxes for the year 2011-2013 delinquent. The assessed value is \$62,128.00. Tax ID 05-4680-000.

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.

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

4.00
4.40
4.40

Prepared by: S.A. RODDENBERY, JR.
Attorney at Law
117 West Garden St., Suite 201
Pensacola, Florida 32501

1431 PAGE 167

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Clara E. Macks, f/k/a Clara E. Blanton and Emmett C. Macks, her husband, for and in consideration of Ten Dollars and other good and valuable consideration the receipt whereof is acknowledged, do bargain, sell, convey and grant unto Clara E. Macks, f/k/a Clara E. Blanton, and Emmett C. Macks, her husband, their heirs, executors, administrators, successors and assigns, forever the following real property in the County of Escambia, State of Florida, to-wit:

Lot 21, Less the West 25 feet thereof, and all of Lot 22, Block 6, OSCEOLA COUNTRY CLUB ESTATES, a subdivision of portions of Sections 14 and 15, Township 2 South, Range 30 West, Escambia County, Florida, according to plat of said subdivision as recorded in Plat Book 1 at page 18 of the public records of Escambia County, Florida.

This instrument is intended to create an estate by the entireties in the grantees herein.

Grantees address: 211 Tonawanda Drive, Pensacola, FL 32506



FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA
APR 16 3 25 PM '80
JOEAT & SONS, INC. NOTARY PUBLIC, ESCAMBIA COUNTY, FLORIDA

013958

Subject to taxes for 19780 and easements and restrictions of record.

To have and to hold, unto the said grantees, their heirs, executors, administrators, successors and assigns, forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and rights of homestead. And we covenant that we are well seized of an indefeasible estate in fee simple in said property and have a good right to convey the same; that it is free of other lien or encumbrance, and that we our heirs, executors, administrators or assigns warrant the said grantees, their heirs, executors, administrators, successors or assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, and shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16th day of April, 19780

Signed, sealed and delivered in the presence of:
S.A. Roddenbery, Jr.
Donna J. Roddenbery

Clara E. Macks (SEAL)
CLARA E. MACKS, f/k/a Clara E. Blanton (SEAL)
Emmett C. Macks (SEAL)
EMMETT C. MACKS (SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the subscriber personally appeared Clara E. Macks, f/k/a Clara E. Blanton & Emmett C. Macks, her husband, known to me, and known to me to be the individual s described by said name s, in and who executed the foregoing instrument and acknowledged that t he y executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of April, 19780

S.A. Roddenbery, Jr.
Notary Public, State of Florida
My Commission expires: 10-21-83

ESCAMBIA /PENSACOLA STATE HOUSING
INITIATIVES PARTNERSHIP (SHIP) PROGRAM
ESCAMBIA COUNTY, FLORIDA

Administered By:
Neighborhood Enterprise Foundation, Inc.
P.O. Box 18178
Pensacola, Florida 32523-8178
Phone: (850) 458-0466
FAX: (850) 458-0464

OR BK 4845 PG 0123
Escambia County, Florida
INSTRUMENT 2002-927339

RCD Feb 04, 2002 08:52 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2002-927339

LIEN AGREEMENT

Applicant Name(s)	Address of Property	Date of Sale or Vacate
<u>Emmett C. Macks</u>	<u>211 Tonawanda Drive</u> <u>Pensacola, FL 32506</u>	_____
Total Amount of Lien		Lot
<u>\$7,500.00</u>	(xx) Deferred Payment Grant	Block
Total Amount Due to Date		Book <u>1431</u> Page <u>167</u>
_____		Tract: <u>Osceola Country</u> <u>Club Estates</u>

I, the undersigned, owner occupant of said property do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the date of execution of this lien agreement. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I do hereby agree that I or my heir(s) will repay to the Escambia/Pensacola State Housing Initiatives Partnership (SHIP) Program Trust Fund, the undepreciated portion of the total lien amount cited above. If the property is sold, the undepreciated portion shall be paid lump-sum from the proceeds of the sale. If the property is rented or transferred to another party, the undepreciated portion shall be considered a loan and a repayment plan will be established. The undepreciated portion to be repaid shall be calculated on a daily rate, based upon the number of days remaining in the five (5) year period, from the date of sale, rental or transfer of said property.

1/15/02
Date

Signature: Emmett C. Macks

Type/Print Name: Emmett C. Macks

Signature: _____

Date

Type/Print Name: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of January, 2002, by Emmett C. Macks, who is personally known to me or who produced FL Drivers License as Identification and who did (did not) take an oath.

BRUCE C. THOMPSON
Notary Public-State of Florida
My Commission Expires May 8, 2004
COMM # CC 934803

B C Thompson
Notary Public - State of Florida

This Instrument Prepared by The West Florida Regional Planning Council, P.O. Box 486, Pensacola, FL 32593-0486, Phone: (850) 595-8910, as Agent for Escambia County, Florida.