

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
May 19, 2014 / 140381

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 6706.0000** , 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: 10-1631-700**

Certificate Holder:
BLACKWELL EDDIE TTEE BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEAC, FLORIDA 32547

Property Owner:
MCGOWAN MATTHEW S
7610 PONTIAC DR
PENSACOLA , FLORIDA 32506

Legal Description:

COMM AT NWLY COR OF LT 5 BLK 4 GROVE HILL PB 3 P 72 FOR POB NELY ALG NLY LI OF LT 250 FT 90 DEG RT 112 FT TO A PT ON SLY LI OF LT 5 WLY ALG SLY LI 26 ...

See attachment for full legal description.

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	6706.0000	06/01/12	\$300.03	\$0.00	\$103.51	\$403.54

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	6055.0000	06/01/13	\$284.17	\$6.25	\$14.21	\$304.63

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

\$708.17
\$0.00
\$264.38
\$250.00
\$75.00
\$1,297.55
\$1,297.55
\$6.25

*Done this 19th day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Brian S. [Signature]

Date of Sale: January 5, 2015

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

5/19/2014

FULL LEGAL DESCRIPTION
Parcel ID Number: 10-1631-700

May 23, 2014
Tax Year: 2011
Certificate Number: 6706.0000

COMM AT NWLY COR OF LT 5 BLK 4 GROVE HILL PB 3 P 72 FOR POB NELY ALG NLY LI OF LT 250 FT 90 DEG RT
112 FT TO A PT ON SLY LI OF LT 5 WLY ALG SLY LI 261 35/100 FT TO SWLY COR THENCE ALG ELY R/W LI OF
PONTIAC DR ALG A CURVE TO LEFT ARC DIST OF 60 FT TO POB OR 6508 P 1848

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**BLACKWELL EDDIE TTEE BLACKWELL LIVING
TRUST
723 OVERBROOK DRIVE
FORT WALTON BEAC, Florida, 32547**

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
6706.0000	10-1631-700	06/01/2012	COMM AT NWLY COR OF LT 5 BLK 4 GROVE HILL PB 3 P 72 FOR POB NELY ALG NLY LI OF LT 250 FT 90 DEG RT 112 FT TO A PT ON SLY LI OF LT 5 WLY ALG SLY LI 261 35/100 FT TO SWLY COR THENCE ALG ELY R/W LI OF PONTIAC DR ALG A CURVE TO LEFT ARC DIST OF 60 FT TO POB OR 6508 P 1848

2013 TAX ROLL
MCGOWAN MATTHEW S
7610 PONTIAC 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.

ejbgator (EDDIE BLACKWELL)
Applicant's Signature

05/19/2014
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-049

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11624

October 13, 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 10-13-1994, through 10-13-2014, and said search reveals the following:

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

Matthew Steven McGowan

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: 

October 13, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11624

October 13, 2014

372S314100055004 - Full Legal Description

COMM AT NWLY COR OF LT 5 BLK 4 GROVE HILL PB 3 P 72 FOR POB NELY ALG NLY LI OF LT 250 FT 90
DEG RT 112 FT TO A PT ON SLY LI OF LT 5 WLY ALG SLY LI 261 35/100 FT TO SWLY COR THENCE ALG ELY
R/W LI OF PONTIAC DR ALG A CURVE TO LEFT ARC DIST OF 60 FT TO POB OR 6508 P 1848

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11624

October 13, 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 \$15,468.00. Tax ID 10-1631-700.

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: 1-5-2015

TAX ACCOUNT NO.: 10-1631-700

CERTIFICATE NO.: 2012-6706

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

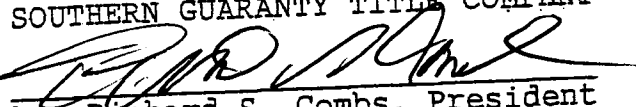
- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ X Notify Escambia County, 190 Governmental Center, 32502
- ☒ X Homestead for _____ tax year.

Matthew Steven McGowan
7610 Pontiac Dr.
Pensacola, FL 32506

Unknown Tenants
7608 Pontiac Dr.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 13th day of October, 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:

Gregory B. Taylor, P.A.
5310 NW 33rd Avenue
Fort Lauderdale, FL 33309
954-763-6553
File Number: 09-14814G

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 27th day of August, 2009 between HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4, by JPMorgan Chase Bank, NA, as Attorney in Fact whose post office address is c/o Chase Home Finance, LLC, 10790 Rancho Bernardo Road, San Diego, CA 92127, grantor, and Matthew Steven McGowan whose post office address is 7610 Pontiac Drive Pensacola FL 32506, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Lot 6, Block 4, GROVE HILL, a subdivision in Section 37, Township 2 South, Range 31 West, according to the Map or Plat thereof as recorded in Plat Book 3, at Page 72, of the Public Records of Escambia County, Florida: together with a portion of Lot 5, Block 4, Grove Hill described as follows: Commencing at the Northwesterly corner of Lot 5, Block 4, Grove Hill, for the Point of beginning, thence run Northeasterly along the Northerly line of said Lot 5 a distance of 250.00'; thence with an angle of 90° to the right, run a distance of 112.00' to a point of the Southerly line of Lot 5, thence run Westerly along the Southerly line of Lot 5 a distance of 261.35' to the Southwesterly corner, thence run along the Easterly R.O.W. line of Pontiac Drive (66' R.O.W.) around a curve to the left an arc distance of 60' to the Point of Beginning, said Plat recorded in Plat Book 3, at Page 72, of the Public records of Escambia County, Florida.

Parcel Identification Number: 372S31-4100-060-004

Subject to taxes for 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

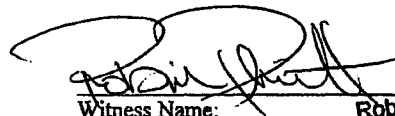
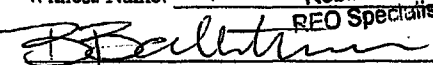
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

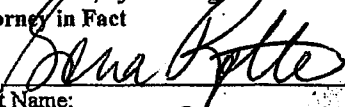
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Robin Pruitt
REO Specialist

Witness Name: Berenice Ballosteros
REO Specialist

HSBC Bank USA, National Association, as Trustee of the
First NLC Trust 2005-4, Mortgage-Backed Certificates,
Series 2005-4, by JPMorgan Chase Bank, NA, as
Attorney in Fact

By: 
Print Name: Gena Rotter
Print Title: Asst. Vice President

(Corporate Seal)

ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California
COUNTY OF San Diego

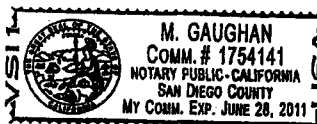
S.S.

On August 27, 2009 before me, M. Gaughan (insert notary name) a Notary Public in and for said state, personally appeared Gena Rotter (Print Name) as AVP (Print Title) of JPMorgan Chase Bank, NA, as Attorney in Fact, for HSBC Bank USA, National Association, as Trustee of the First NLC Trust 2005-4, Mortgage-Backed Certificates, Series 2005-4, who provided to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand of seal.

Signature: 
Print Name: M. Gaughan



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06706 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 4, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MATTHEW S MCGOWAN 7610 PONTIAC DR PENSACOLA, FL 32506	MATTHEW STEVEN MCGOWAN C/O TENANTS 7608 PONTIAC DR PENSACOLA FL 32506
---	--

WITNESS my official seal this 4th day of December 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 January 5, 2015, 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 **EDDIE BLACKWELL TR BLACKWELL LIVING TRUST** holder of **Tax Certificate No. 06706**, 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:

COMM AT NWLY COR OF LT 5 BLK 4 GROVE HILL PB 3 P 72 FOR POB NELY ALG NLY LI OF LT 250 FT 90 DEG RT 112 FT TO A PT ON SLY LI OF LT 5 WLY ALG SLY LI 261 35/100 FT TO SWLY COR THENCE ALG ELY R/W LI OF PONTIAC DR ALG A CURVE TO LEFT ARC DIST OF 60 FT TO POB OR 6508 P 1848

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101631700 (15-049)

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

MATTHEW S MCGOWAN

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 January, which is the 5th day of January 2015.

Dated this 4th day of December 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:

7608 PONTIAC DR 32506



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

By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

MATTHEW S MCGOWAN
7610 PONTIAC DR
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

12/6706

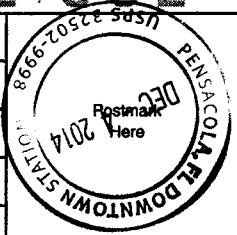
7009 2250 0000 0522 6002

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 **MATTHEW STEVEN MCGOWAN**
 [15-049]
 Street, Apt. or PO Box **C/O TENANTS**
 City, State, ZIP+4® **7608 PONTIAC DR**
PENSACOLA FL 32506

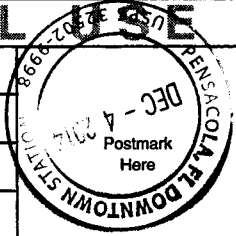
7009 2250 0000 0522 6002

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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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 To **MATTHEW S MCGOWAN [15-049]**
 Street, Apt. or PO Box **7610 PONTIAC DR**
 City, State, ZIP+4® **PENSACOLA, FL 32506**

12/6706

SENDER	ADDRESSEE
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>Matthew McGowan</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) <i>Matthew McGowan</i> C. Date of Delivery <i>12-9-18</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No 3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D. 4. Restricted Delivery? (Extra Fee) ☐ Yes
1. Article Addressed to: MATTHEW S MCGOWAN [15-049] 7610 PONTIAC DR PENSACOLA, FL 32506	
2. Article Number (Transfer from service label)	7009 2250 0003 8665 1596

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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

CERTIFIED MAIL™



7009 2250 0003 8665 1602

neopost®
12/04/2014
US POSTAGE
FIRST-CLASS MAIL
\$06.48
ZIP 32502
041L11221084

12-5-14
01/21/15

MATTHEW STEVEN MCGOWAN
[15-049]
C/O TENANTS
7608 PONTIAC DR
PENSACOLA FL 32506

13

322 DE 1009 0001/01/15
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32591033333 *2187-02997-02-45

32506325555003333

Redeemed
12/6706