

16-097

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**

1600082

**Date of Tax Deed Application**

Apr 19, 2016

This is to certify that **AFFILIATED TAX CO LLC - 73 US BANK % AFFILIATED TAX CO LL**, holder of **Tax Sale Certificate Number 2014 / 53**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **01-0317-712**

**Cert Holder:**

**AFFILIATED TAX CO LLC - 73 US BANK % AFFILIATED TAX CO LL**  
**PO BOX 645040**  
**CINCINNATI, OH 45264**

**Property Owner:**

**MICKELSON PATRICIA**  
**8432 RIDGEFIELD RD**  
**PENSACOLA, FL 32514**

LT 27 BLK A RIDGEFIELD UNIT 4 PB 8 P 56 OR 3218 P 951

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, or if the certificate is held by the County, all appropriate fees have been deposited.

**Certificates owned by applicant and filed in connection with this application:**

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/53	01-0317-712	06-01-2014	905.34	45.27	950.61

**Certificates redeemed by applicant or included (County) in connection with this tax deed application:**

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/54	01-0317-712	06-01-2015	910.86	6.25	45.54	962.65

**Amounts Certified by Tax Collector (Lines 1-7):****Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,913.26

0.00

855.54

200.00

175.00

3,143.80

**Amounts Certified by Clerk of Court (Lines 8-15):****Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

43,661.00

6.25

Done this the 22nd day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: July 11, 2016

By: *Candice Lewis*

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

01-0317-712 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida  
Statutes, I,AFFILIATED TAX CO LLC - 73 US BANK % AFFILIATED TAX CO LL  
PO BOX 645040  
CINCINNATI, OH 45264

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

<u>Certificate No.</u>	<u>Date</u>	<u>Legal Description</u>
2014/ 53	06-01-2014	LT 27 BLK A RIDGEFIELD UNIT 4 PB 8 P 56 OR 3218 P 951

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

04-19-2016

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:** 061S291900027001  
**Account:** 010317712  
**Owners:** MICKELSON PATRICIA  
**Mail:** 8432 RIDGEFIELD RD  
 PENSACOLA, FL 32514  
**Situs:** 8432 RIDGEFIELD RD 32514  
**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

## Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$20,900	\$77,274	\$98,174	\$87,322
2014	\$20,900	\$72,412	\$93,312	\$86,629
2013	\$20,900	\$64,449	\$85,349	\$85,349

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/1992	3218	951	\$65,000	WD	<a href="#">View Instr</a>
07/1985	2090	876	\$72,000	WD	<a href="#">View Instr</a>
06/1981	1555	847	\$62,100	WD	<a href="#">View Instr</a>
01/1978	1271	514	\$46,900	WD	<a href="#">View Instr</a>

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

## 2015 Certified Roll Exemptions

HOMESTEAD EXEMPTION

## Legal Description

LT 27 BLK A RIDGEFIELD UNIT 4 PB 8 P 56 OR 3218 P 951

## Extra Features

METAL BUILDING  
 UTILITY BLDG  
 WOOD DECK

## Parcel Information

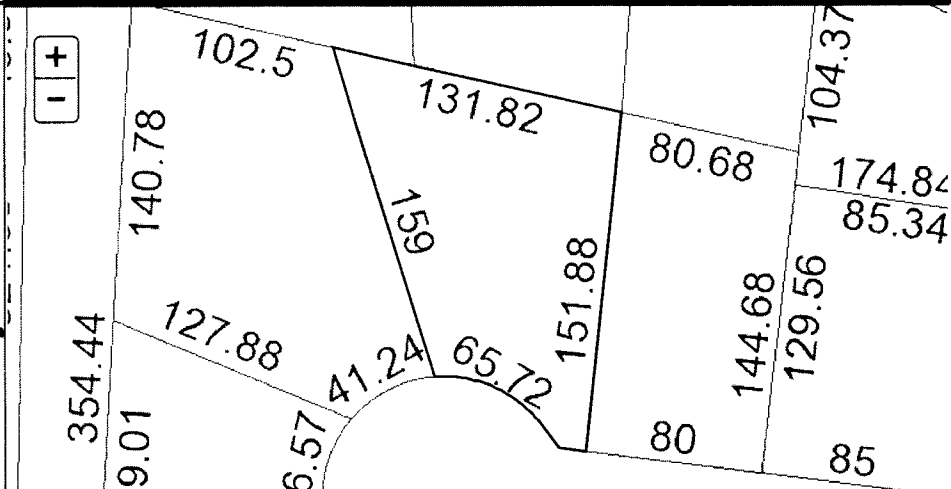
[Launch Interactive Map](#)

**Section Map Id:**  
 06-1S-29-2

**Approx. Acreage:**  
 0.3222

**Zoned:**   
 MDR

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



[View Florida Department of Environmental Protection\(DEP\) Data](#)


## Buildings

Address: 8432 RIDGEFIELD RD, Year Built: 1974, Effective Year: 1974

## Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-FACE/VENEER  
 FLOOR COVER-CARPET  
 FOUNDATION-SLAB ON GRADE  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2136 Total SF

BASE AREA - 1559

GARAGE FIN - 525

OPEN PORCH FIN - 52

47

BAS

26

17

GRF

25

13

OPF

13

21

Images



9/23/14

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: 04/26/2016 (tc.8312)

16-097

# **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.: 12608

April 27, 2016

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 04-27-1996, through 04-27-2016, and said search reveals the following:

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

Patricia Mickelson, a married woman

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: 

April 27, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12608

April 27, 2016

**Lot 27, Block A, Ridgefield Unit No. 4, as per plat thereof, recorded in Plat Book 8, Page 55, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12608

April 27, 2016

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

1. That certain mortgage executed by Patricia Mickelson and Robert G. Mickelson in favor of Chase Bank USA, N.A. dated 04/13/2007 and recorded 04/27/2007 in Official Records Book 6134, page 588 of the public records of Escambia County, Florida, in the original amount of \$70,100.00.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$98,174.00. Tax ID 01-0317-712.

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: July 11, 2016

TAX ACCOUNT NO.: 01-0317-712

CERTIFICATE NO.: 2014-53

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

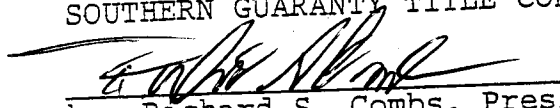
      X   Notify City of Pensacola, P.O. Box 12910, 32521  
      X   Notify Escambia County, 190 Governmental Center, 32502  
  X       Homestead for 2015 tax year.

Patricia Mickelson  
Robert G. Mickelson (husband)  
8432 Ridgefield Rd.  
Pensacola, FL 32514

Chase Bank USA, N.A.  
200 White Clay Center Dr.  
Newark, DE 19711

and  
c/o Chase Home Finance  
Attn: Default Mgmt  
P.O. Box 91187  
Cleveland, OH 44101-3187  
Certified and delivered to Escambia County Tax Collector,  
this 29th day of May, 2016.

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.

455.00 Dec.  
4/6/00

3218N 951

TAX PARCEL ID#: 06-18-29-1900-027-001

TAX ACCOUNT #: 01-0317-712

THIS INSTRUMENT PREPARED BY:

Richard M. Colbert, Esquire  
Clark, Partington, Hart, Larry,  
Bond, Stackhouse & Stone  
Post Office Box 13010  
Pensacola, Florida 32591-3010

**WARRANTY DEED (Statutory Form-Section 689.02 F.S.)**

This Indenture, Made this 1st day of August, 1992, between NANCY C. STAPLETON, a married woman, of 4409 Citadel Drive, Pensacola, Florida 32514, of the County of Escambia, State of Florida, Grantor, and PATRICIA NICKELSON, an unmarried woman, whose post office address is 8432 Ridgefield Road, Pensacola, Florida 32514, of the County of Escambia, State of Florida, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, 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 said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

Lot 27, Block A, RIDGEFIELD, UNIT NO. 4, being a portion of Section 6, Township 1 South, Range 29 West, Escambia County, Florida, according to plat recorded in Plat Book 8, page 55 of the public records of said County.

The herein described property is not the constitutional homestead of Grantor who resides at 4409 Citadel Drive, Pensacola, Florida 32514.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

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:

D. S. PD. \$455.00  
DATE 8-6-92  
JOE A. FLOWERS, COMPTROLLER  
BY: J. Powers D.C.  
CERT. REG. #89-204332P-27-01

Vivian Billings  
VIVIAN BILLINGS  
[Type/print name of witness]

Nancy C. Stapleton  
NANCY C. STAPLETON

Joyce A. Williams  
JOYCE A. WILLIAMS  
[Type/print name of witness]

977805  
FILED &  
PUBL.  
ESCAMBIA  
AUG 6 3 13 PM '92  
IN NOTARIAL DISTRICT  
JOE A. FLOWERS, COMPTROLLER  
ESCAMBIA COUNTY

STATE OF FLORIDA )  
COUNTY OF ESCAMBIA )

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 5th day of August, 1992, by NANCY C. STAPLETON, a married woman, who (XX) is personally known to me or who ( ) has produced

as identification and who did not take an oath.

(NOTARIAL SEAL)

Joyce A. Williams  
JOYCE A. WILLIAMS  
(Print/Type Name)

NOTARY PUBLIC

Commission Number: CC 029522

My Commission expires: 11-14-95

Social Security/Tax ID No. of 1st Grantee:

This document was prepared by  
CHASE BANK USA, N.A.

State of Florida's Documentary Stamp Tax required by law in  
the amount of \$ has been paid to  
the Clerk of the Circuit Court (or the County Comptroller, if  
applicable) for the County of

State of Florida.

WHEN RECORDED, ~~DATE~~:

CHASE HOME FINANCE LLC

P. O. Box 11606

Lexington, KY 40576-1606

Attn: Nat'l HomeEquity Post Clsq KY2-1606

LOAN # BL488487HH

State of Florida

Space Above This Line For Recording Data

RETURN TO:

WORLDWIDE RECORDING, INC.

10500 BARKLEY, STE 100

OVERLAND PARK, KS 66212

(913) 744-1995

MORTGAGE

(With Future Advance Clause)

1. DATE AND PARTIES. The date of this Mortgage (Security Instrument) is April 13th, 2007 and the parties, their addresses and tax identification numbers, if required, are as follows:

PATRICIA MICKELSON AND ROBERT G MICKELSON \*\*\* *Husband and Wife*

MORTGAGOR:

8432 RIDGEFIELD RD, PENSACOLA, Florida 32514

☐ If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures and acknowledgments.

LENDER: CHASE BANK USA, N.A.  
200 White Clay Center Drive  
Newark, DE 19711

DIRECT CORRESPONDENCE TO:  
CHASE HOME FINANCE LLC  
P. O. Box 11606  
Lexington, KY 40576-1606

2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys and mortgages to Lender the following described property:

All that tract or parcel of land as shown on Schedule "A" attached hereto  
which is incorporated herein and made a part hereof.

\*\*\* THE LIABILITY OF ROBERT G MICKELSON IS LIMITED TO THE PROPERTY LOCATED AT  
8432 RIDGEFIELD ROAD PENSACOLA, FLORIDA 32514 \*\*\*

~~06-13-29-1900-027-001~~ (mJ)  
01-0317-712

The property is located in Escambia at  
(County)

8432 RIDGEFIELD RD, PENSACOLA, Florida 32514  
(Address) (City) (ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

3. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 70,100.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
4. SECURED DEBT AND FUTURE ADVANCES. The term "Secured Debt" is defined as follows:  
A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of debt described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and include the final maturity of such debt(s).)

The Home Equity Line of Credit Agreement and Promissory Note  
dated April 13th, 2007 due and payable, if not paid earlier,  
on April 18th, 2037.

*07CM11680 NP*  
*CM* (page 1) *AMC*

FLORIDA - HOME EQUITY LINE OF CREDIT MORTGAGE (NOT FOR FNMA, FHLMC, FHA OR VA USE)

© 1994 Bankers Systems, Inc., St. Cloud, MN Form OCP-REMTG-FL 9/14/98

4410 C-465(FL) (9901).01

VMP MORTGAGE FORMS - (800)521-7291

:272: MICKELSON

BL488487HH

13. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Security Instrument are joint and individual. If Mortgagor signs this Security Instrument but does not sign an evidence of debt, Mortgagor does so only to mortgage Mortgagor's interest in the Property to secure payment of the Secured Debt and Mortgagor does not agree to be personally liable on the Secured Debt. If this Security Instrument secures a guaranty between Lender and Mortgagor, Mortgagor agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws. The duties and benefits of this Security Instrument shall bind and benefit the successors and assigns of Mortgagor and Lender.
14. **SEVERABILITY; INTERPRETATION.** This Security Instrument is complete and fully integrated. This Security Instrument may not be amended or modified by oral agreement. Any section in this Security Instrument, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section of this Security Instrument cannot be enforced according to its terms, that section will be severed and will not affect the enforceability of the remainder of this Security Instrument. Whenever used, the singular shall include the plural and the plural the singular. The captions and headings of the sections of this Security Instrument are for convenience only and are not to be used to interpret or define the terms of this Security Instrument. Time is of the essence in this Security Instrument.
15. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Security Instrument, or to any other address designated in writing. Notice to one mortgagor will be deemed to be notice to all mortgagors.
16. **WAIVERS.** Except to the extent prohibited by law, Mortgagor waives all appraisal and homestead exemption rights relating to the Property.
17. **LINE OF CREDIT.** The Secured Debt includes a revolving line of credit. Although the Secured Debt may be reduced to a zero balance, this Security Instrument will remain in effect until released.
18. **APPLICABLE LAW.** This Security Instrument is governed by the laws as agreed to in the Secured Debt, except to the extent required by the laws of the jurisdiction where the Property is located, and applicable federal laws and regulations.
19. **RIDERS.** The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.
- [Check all applicable boxes]  
☐ Assignment of Leases and Rents ☒ Other Additional Terms Rider to Security Instrument
20. ☐ Payment of this note or mortgage is subject to the terms of a home improvement installment contract of even date between maker and payee or mortgagor and mortgagee.
21. ☐ **ADDITIONAL TERMS.**

**SIGNATURES:** By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instrument and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date stated on page 1.

(Signature) Patricia Mickelson 4/13/07 (Date)  
 PATRICIA MICKELSON, 8432 RIDGEFIELD RD  
 PENSACOLA, FL. 32514  
 (Witness) DAVID L. EVANS  
 (Signature) Robert G. Mickelson 4/13/07 (Date)  
 ROBERT G. MICKELSON \*\*\* 8432 RIDGEFIELD RD  
 PENSACOLA, FL. 32514  
 (Witness) DAVID L. EVANS

**ACKNOWLEDGMENT:**

(Individual) STATE OF Florida, COUNTY OF Escambia } ss.  
 This instrument was acknowledged before me this 13 day of April, 2007  
 by Patricia Mickelson and Robert G. Mickelson husband & wife  
 who is personally known to me or who has produced Florida Drivers License as identification.  
 My commission expires: October 6, 2009.  
 (Seal) David L. Evans  
 (Notary Public)



## Request for Notice of Default

Date: April 13, 2007

CHASE HOME FINANCE  
3415 VISION DRIVE  
COLUMBUS, Ohio 43219

RE: PATRICIA MICKELSON

Borrower Name

8432 RIDGEFIELD RD, PENSACOLA, FL, 32514  
Subject Property Address

To Whom It May Concern:

Please be advised that **CHASE BANK USA, N.A.**  
is holder of a second mortgage/deed of trust upon the above referenced premises which is subject to a first mortgage/deed of trust in your favor.

I/We, the undersigned borrower(s), hereby authorize the release from time to time, and upon request, the following information regarding my/our first mortgage loan.

1. Balance Due
2. Notice of Default
3. Legal action taken as a result of any default

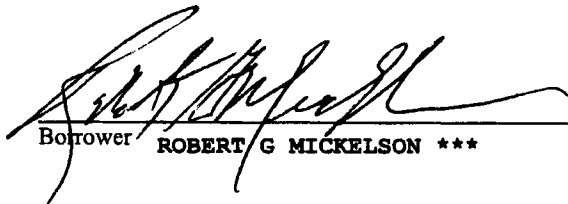
Forward above referenced information to:

**CHASE BANK USA, N.A.**  
C/O: C/O CHASE HOME FINANCE, LLC  
Attn: Default Mgmt  
P.O. Box 91187  
Cleveland, OH 44101-3187

A copy of this authorization may be accepted as an original.



Borrower **PATRICIA MICKELSON**



Borrower **ROBERT G MICKELSON \*\*\***

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Borrower

Nations Lending Service Ohio – Chase Division  
3700 Corporate Dr. Suite 200  
Columbus, OH 43231  
Telephone: 614-890-5950 Fax: 614-890-6490  
Toll Free Telephone: 1-866-334-7198 Toll Free Fax 1-866-825-6348

By: Nations Title Agency, Inc., dba Nations Lending Service Ohio herein after referred to as NLS OH Chase Division

## EXHIBIT A

### LEGAL DESCRIPTION

07CM11680

SITUATE, LYING, AND BEING IN ESCAMBIA COUNTY, FLORIDA, TO - WIT:

LOT 27, BLOCK A, RIDGEFIELD UNIT NO. 4, A SUBDIVISION OF A PORTION OF  
SECTION 6, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY FLORIDA AS  
RECORDED IN PLAT BOOK 8 PAGE 55 OF THE PUBLIC RECORDS OF SAID COUNTY.

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

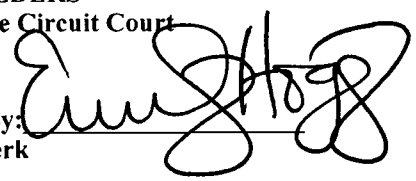
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 010317712 Certificate Number: 000053 of 2014**

**Payor: PATRICIA MICKELSON 8432 RIDGEFIELD RD PENSACOLA, FL 32514 Date**  
**05/24/2016**

Clerk's Check #	176011371	Clerk's Total	<del>\$470.25</del> 3333.96
Tax Collector Check #	1	Tax Collector's Total	<del>\$3291.52</del>
		Postage	<del>\$21.36</del>
		Researcher Copies	\$5.00
		Total Received	<del>\$3,788.13</del> \$3,338.96

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2014 TD 000053**

**Redeemed Date 05/24/2016**

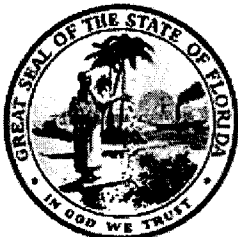
**Name PATRICIA MICKELSON 8432 RIDGEFIELD RD PENSACOLA, FL 32514**

Clerk's Total = TAXDEED	<del>\$470.25</del>	<b>3333.96</b>
Due Tax Collector = TAXDEED	<del>\$3,791.52</del>	
Postage = TD2	<del>\$21.36</del>	
ResearcherCopies = TD6	\$5.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
<b>FINANCIAL SUMMARY</b>					
No Information Available - See Dockets					

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 010317712 Certificate Number: 000053 of 2014**

Redemption ☐ Yes ☒ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/11/2016"/>	Redemption Date <input type="text" value="05/24/2016"/>
Months	3	1
Tax Collector	<input type="text" value="\$3,143.80"/>	<input type="text" value="\$3,143.80"/>
Tax Collector Interest	\$141.47	\$47.16
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,291.52	<input type="text" value="\$3,197.21"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$20.25	\$6.75
Total Clerk	\$470.25	<input type="text" value="\$456.75"/> CH
Postage	<input type="text" value="\$21.36"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$3,788.13	\$3,658.96
	Repayment Overpayment Refund Amount	\$129.17

Notes

**Submit**

**Reset**

**Print Preview**



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 3, 2016

AFFILIATED TAX CO LLC-73 US BANK % AFFILIATED TAX CO LL  
PO BOX 645040  
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 000053	\$450.00	\$6.75	\$456.75

**TOTAL \$456.75**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division