

17-573

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700406

Date of Tax Deed Application
May 19, 2017

This is to certify that **COUNTY OF ESCAMBIA C/O TAX COLLECTOR**, holder of **Tax Sale Certificate Number 2014 / 6437**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **10-4612-977**

Cert Holder:
COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312 PENSACOLA, FL 32591

Property Owner:
FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PKWY STE 1000
DALLAS, TX 75254
COVERED PARKING SPACE #202 LAPLAYA AT PERDIDO
CONDOMINIUM OR 6008 P 1554 OR 6531 P 1075

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
2014/6437	10-4612-977	06/01/2014	116.24	62.77	179.01
2016/6186	10-4612-977	06/01/2016	136.93	24.65	161.58
2015/6797	10-4612-977	06/01/2015	121.81	43.85	165.66
2013/6887	10-4612-977	06/01/2013	93.56	67.36	160.92

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
2012/7493	10-4612-977	06/01/2012	125.71	0	81.08	206.79
2011/8129	10-4612-977	06/01/2011	107.91	0	113.31	221.22
2010/8336	10-4612-977	06/01/2010	101.30	0	126.12	227.42

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)

1,322.60
0.00
142.58
200.00
75.00

1,740.18

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

~~25.00~~ 43.75

Done this the 23rd day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 6, 2017

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-4612-977 2014

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700406

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA, FL 32591,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-4612-977	2014/6437	06-01-2014	COVERED PARKING SPACE #202 LAPLAYA AT PERDIDO CONDOMINIUM OR 6008 P 1554 OR 6531 P 1075

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 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
COUNTY OF ESCAMBIA C/O TAX COLLECTOR
P O BOX 1312
PENSACOLA, FL 32591

05-19-2017
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[ECPA Home](#)[Real Estate
Search](#)[Tangible Property
Search](#)[Sale
List](#)[Amendment 1/Portability
Calculations](#)[Back](#)

☐ Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)**General Information**

Reference: 353S324300202100
Account: 104612977
Owners: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Mail: 14221 DALLAS PKWY STE 1000 DALLAS, TX 75254
Situs:
Use Code: CONDO-COVERED PARKING
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$0	\$7,500	\$7,500	\$7,500
2015	\$0	\$7,500	\$7,500	\$6,321
2014	\$0	\$7,500	\$7,500	\$5,747

[Disclaimer](#)[Amendment 1/Portability Calculations](#)[★File for New Homestead Exemption Online](#)**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/26/2015	7308	188	\$100	CT	View Instr
02/16/2015	7302	782	\$100	CT	View Instr
02/03/2015	7297	200	\$100	CT	View Instr
09/2006	6008	1554	\$800,000	WD	View Instr
09/2003	5257	1613	\$465,500	WD	View Instr

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

2016 Certified Roll Exemptions

None

Legal Description

COVERED PARKING SPACE #202 LAPLAYA AT PERDIDO CONDOMINIUM OR 7297 P 200 OR 7308 P 188 OR 7302 P 782

Extra Features

CONDO LIMITED PARKING SPACE

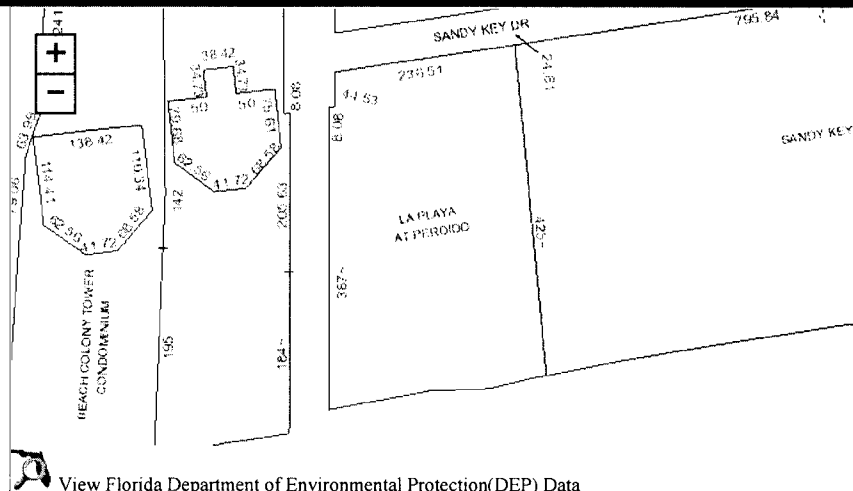
Parcel Information[Launch Interactive Map](#)

Section Map Id:
35-3S-32-2

Approx. Acreage:
2.6262

Zoned: CC-PK

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Images

None

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: 06/13/2017 (tc.896)

17-573

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.: 13842

August 3, 2017

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 08-03-1997, through 08-03-2017, and said search reveals the following:

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

LaPlaya at Perdido Owners Association, Inc./Federal National Mortgage Association

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: 

August 3, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13842

August 3, 2017

Covered Parking Space #202, Laplaya at Perdido Condominium, Escambia County, Florida.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13842

August 3, 2017

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

1. Mortgage executed by Kyle Roberts and Tara Roberts, husband and wife, and Joe N. Roberts and Patricia A. Roberts, husband and wife to Servis First Bank, dated 09/25/2006 and recorded in Official Record Book 6008 on page 1556 of the public records of Escambia County, Florida. given to secure the original principal sum of \$640,000.00 Assignment to Deutsche Bank National Trust Company as Trustee for BCAP Trust LLC 2007-AA4 Mortgage Pass-Through Certificates Series 2007-AA4, recorded in O.R. Book 7624, page 803. Notice of Lis Pendens recorded in O.R. Book 7688, page 381.
2. NOTE: Parking Space #202 was not included in deed or mortgage.
3. Subject to interest of LaPlaya at Perdido Owners Association, Inc.
4. Lis Pendens recorded in O.R. Book 7688, page 381.
5. Taxes for the year 2013-2016 delinquent. The assessed value is \$7,500.00. Tax ID 10-4612-977.

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-6-2017

TAX ACCOUNT NO.: 10-4612-977

CERTIFICATE NO.: 2014-6437

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.

LaPlaya at Perdido
Owners Association, Inc.
c/o Aquatic Realty
13700 Perdido Key Dr.
Pensacola, FL 32507
Federal National
Mortgage Association
14221 Dallas Pkwy. Ste 1000
Dallas, TX 75254

Deutsche Bank National Trust
Company as Trustee for BCAP
Trust LLC 2007-AA4 Mortgage
Pass-Through Certificates
Series 2007-AA4
1761 E. St. Andrews Place
Santa Ana, CA 92705-4934
and its attorney Stacia McCray
Robertson, Anschutz & Schneid
6409 Congress Ave., Ste 100
Boca Raton, FL 33487

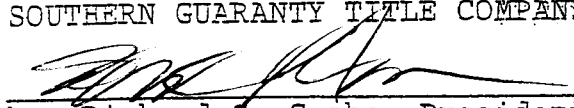
Certificate Holders:
Sy Pawin
1441 Paso Real Ave. 75
Rowland Heights, CA 91748

Fred L. Connacher
24207 Powell Place
Moreno Valley, CA 92553

5T Wealth Partners LP
Dept. #6200
P.O. Box 830539
Birmingham, AL 35283

Certified and delivered to Escambia County Tax Collector,
this 4th day of August, 2017.

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.

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL ACTION**

CASE NO. 2014 CA 000790

LAPLAYA AT PERDIDO OWNERS ASSOCIATION INC A FLORIDA NON PROFIT
CORPORATION
Plaintiff

VS.

ROBERTS, JOE N ; ROBERTS, PATRICIA A ; ROBERTS, J KYLE ; ROBERTS, TARA
M
Defendant

Ameuded
CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been
executed and filed in this action on January 21, 2015, for the property described herein and that no objections to
the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida:

**Unit 202, LaPlaya at Perdido, a Condominium, according to the Declaration of
Condominium thereof, as recorded in Official Records Book 5193, Pages 1579-
1651, of the Public Records of Escambia County, Florida, together with all of its
appurtenances according to the Declaration of Condominium Act.**

was sold to LAPLAYA AT PERDIDO OWNERS ASSOCIATION INC
C/O AQUATIC REALTY P O BOX 34010 PENSACOLA, FL, 32507

WITNESS my hand and seal of the court this 26 day of February, 2015



Pam Childers
Clerk of the Circuit Court

BY: *[Signature]*
Deputy Clerk

Conformed copies to all parties

\$ 100.00

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL ACTION**

CASE NO. 2014 CA 000790

LAPLAYA AT PERDIDO OWNERS ASSOCIATION INC A FLORIDA NON PROFIT
CORPORATION
Plaintiff

VS.

ROBERTS, JOE N ; ROBERTS, PATRICIA A ; ROBERTS, J KYLE ; ROBERTS, TARA
M
Defendant

Second Amended
CERTIFICATE OF TITLE

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been
executed and filed in this action on January 21, 2015, for the property described herein and that no objections to
the sale have been filed within the time allowed for filing objections.

The following property in Escambia County, Florida:

**Unit 202, LaPlays at Perdido, a Condominium, according to the Declaration of
Condominium thereof, as recorded in Official Records Book 5193, Pages 1579-
1651, of the Public Records of Escambia County, Florida, together with all of its
appurtenances according to the Declaration of Condominium Act.**

was sold to FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PARKWAY SUITE 1000 DALLAS, TX, 75254

WITNESS my hand and seal of the court this 16 day of February, 2015



Pam Childers
Clerk of the Circuit Court

BY: *Tracy Wick*
Deputy Clerk

Conformed copies to all parties

\$100.00

LAPLAYA AT PERDIDO OWNERS
ASSOCIATION, INC., a Florida not for profit
corporation,

Plaintiff,

v.

IN THE CIRCUIT COURT OF THE FIRST
JUDICIAL CIRCUIT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CASE NO. 2014 CA 000790

JOE N. ROBERTS; PATRICIA A. ROBERTS;
J. KYLE ROBERTS and TARA M. ROBERTS,

Defendants.

CERTIFICATE OF TITLE

The undersigned, Pamela Childers, Clerk of the Court, certifies that s/he executed and filed
a certificate of sale in this action on January 21, 2015, for the property described
herein and that no objections to the sale have been filed within the time allowed for filing
objections.

The following property in Escambia County, Florida:

**Unit 202, LaPlaya at Perdido, a Condominium, according to the Declaration of
Condominium thereof, as recorded in Official Records Book 5193, Pages 1579-
1651, of the Public Records of Escambia County, Florida, together with all of
its appurtenances according to the Declaration of Condominium Act.**

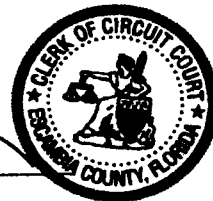
was sold to **LaPlaya at Perdido Owners Association, Inc.** whose address is: c/o Aquatic
Realty, P.O. Box 34010, Pensacola, FL 32507.

WITNESS my hand and the seal of this court on February 03rd 2015.

PAMELA CHILDERS,
as Clerk of said Court

By: Alex Wick

As Deputy Clerk



Copies served to:

Raymond F. Newman, Jr.
Becker & Poliakoff, P.A.
348 Miracle Strip Pkwy SW
Paradise Village, Suite 7
Fort Walton Beach, FL 32548

Joe N. Roberts
Patricia A. Roberts
1001 Eagle Park Dr.
Birmingham, AL 35242

Kyle Roberts
Tara M. Roberts
1037 Eagle Mountain Ln.
Birmingham, AL 35242

\$100.00

Return to: **Jeff Boll**
Name: **Southern Escrow & Title LLC - Perdido Key**
Address: **14620 Perdido Key Dr. Suite 100**
Pensacola, FL 32507

This Instrument Prepared:
Jeff Boll
Southern Escrow & Title LLC - Perdido Key
14620 Perdido Key Dr. Suite 100
Pensacola, FL 32507

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
35-3S-32-4300-000-004
File No: **PK00101**

WARRANTY DEED

This Warranty Deed Made the September 25, 2006, by Inga B. Marcus, a married woman, hereinafter called the grantor, whose post office address is: 2960 North St. Rt. 48, Lebanon, OH 45036

to, J. Kyle Roberts and Tara M. Roberts, husband and wife, Joe Neil Roberts and Patricia Ann Roberts, husband and wife hereinafter called the grantee, whose post office address is: 1037 Eagle Mt. Lane, Birmingham, AL 35242.

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Unit 202, LaPlaya at Perdido, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5193, Pages 1579-1651, of the Public Records of Escambia County, Florida, together with all of its appurtenances according to the Declaration of Condominium Act.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **January 1, 2006** reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

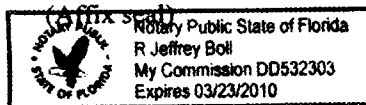
Witness No. 1 Signature: Michael W. Ricketts
Printed Name: MICHAEL W. RICKETTS

Witness No. 2 Signature: [Signature]
Printed Name: [Signature]

Inga B. Marcus
Inga B. Marcus

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25th day of September, 2006, by
Inga B. Marcus, who is known to me or who has produced a driver's license as identification.



[Signature]
Name:
Notary Public
My Commission Expires:

This instrument prepared by and return to:
R. Jeffrey Boll
Southern Escrow and Title, LLC
12815 Emerald Coast Parkway, Suite 124
Miramar Beach Florida 32550

Parcel ID No. 35-3S-32-4300-000-004
File No. PK00101

(Space Above Line Reserved for Clerk's Use Only)

SCRIVENER'S ERROR AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned authority, personally appeared **R. Jeffrey Boll** (referred to hereinafter as "Affiant") who upon being duly sworn, deposes and says:

1. Affiant is a Closing Attorney for Southern Escrow & Title LLC, a Florida Limited Liability Company ("Southern Escrow"), the closing agent for the conveyance of real property described below; and
2. That the *Warranty Deed* between **Inga B. Marcus, a married woman** (referred to therein as "Grantor") and **J. Kyle Roberts and Tara M. Roberts, husband and wife and Joe Neil Roberts and Patricia Ann Roberts, husband and wife** (referred to therein as "Grantee") and recorded in Official Records **Book 6008, Page 1554**, of the Real Property Records of Escambia County, Florida, contains a scrivener's error to the effect that the Legal Description did not include the Parking Space #202 or the Storage Locker #4; and
3. That the correct legal description should read as follows:

Unit 202, LaPlaya at Perdido, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5193, Pages 1579-1651, of the Public Records of Escambia County, Florida, together with all of its appurtenances according to the Declaration of Condominium Act.

Additionally, pursuant to paragraph 15 of the Declaration of Condominium, the Grantor hereby assigns, without warranty, all of the Grantor's right title and interest to: **Parking Space No. 202 and Storage Locker No. 4, as shown on Exhibit A to the Declaration of LaPlaya at Perdido, a Condominium, recorded in Official Records Book 5193 at Page 1579-1651, of the Public Records of Escambia County, Florida**

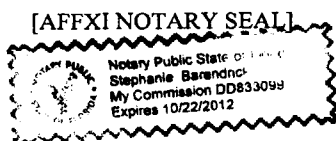
4. The effective date of this Affidavit is the 18th day of November, 2009.

Southern Escrow and Title, LLC,
A Florida Limited Liability Company

By: R. Jeffrey Boll
Its: Closing Attorney

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Sworn to and subscribed before me this the 18th day of November 2009, by R. Jeffrey Boll as Closing Attorney for Southern Escrow & Title, LLC, who is personally known to me or who has produced drivers license as photo identification.



Stephanie Barendrick
Notary Public
Print Name: Stephanie Barendrick
My Commission Expires: 10/22/2012

This Instrument Prepared By:

After Recording Return To:

SERVIS FIRST BANK
3300 CAHABA ROAD
BIRMINGHAM, ALABAMA 35223
Loan Number: 130844937

PK00101

[Space Above This Line For Recording Data]

MORTGAGE

MIN: 100015700072347137

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated SEPTEMBER 25, 2006, together with all Riders to this document.

(B) "Borrower" is KYLE ROBERTS, A MARRIED MAN AND TARA ROBERTS, A MARRIED WOMAN AND JOE N ROBERTS, A MARRIED MAN AND PATRICIA A ROBERTS, A MARRIED WOMAN JOINT TENANTS

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is SERVIS FIRST BANK

Lender is a ALABAMA BANKING CORPORATION
and existing under the laws of ALABAMA

organized

Lender's address is 3300 CAHABA ROAD, BIRMINGHAM, ALABAMA 35223

(E) "Note" means the promissory note signed by Borrower and dated SEPTEMBER 25, 2006. The Note states that Borrower owes Lender SIX HUNDRED FORTY THOUSAND AND 00/100 Dollars (U.S. \$ 640,000.00) plus interest.

Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than OCTOBER 1, 2036

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

Borrower Initials

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Planned Unit Development Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input checked="" type="checkbox"/> Second Home Rider |
| <input checked="" type="checkbox"/> Condominium Rider | <input type="checkbox"/> Other(s) [specify] |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

Borrower Initials: 2R [Signature]

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the

COUNTY

of

ESCAMBIA

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

which currently has the address of

13555 SANDY KEY DRIVE UNIT 202

[Street]

PENSACOLA

, Florida

32507

("Property Address"):

[City]

[Zip Code]

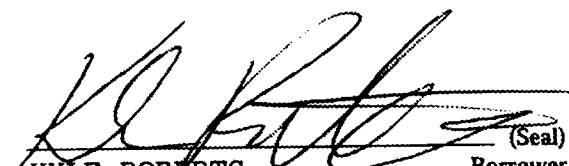
TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

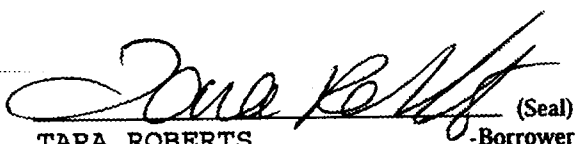
BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.


THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.


Borrower Initials: 

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

 (Seal)
KYLE ROBERTS -Borrower
1037 EAGLE MOUNTAIN LANE,
BIRMINGHAM, ALABAMA 35242

 (Seal)
TARA ROBERTS -Borrower
1037 EAGLE MOUNTAIN LANE,
BIRMINGHAM, ALABAMA 35242

 (Seal)
JOE N ROBERTS -Borrower
1037 EAGLE MOUNTAIN LANE,
BIRMINGHAM, ALABAMA 35242

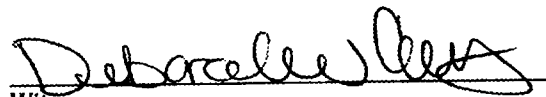
 (Seal)
PATRICIA A ROBERTS -Borrower
1037 EAGLE MOUNTAIN LANE,
BIRMINGHAM, ALABAMA 35242

____ (Seal)
-Borrower

____ (Seal)
-Borrower

Signed, sealed and delivered in the presence of:


Witness


Witness

PK00101

Exhibit "A"

Unit 202, LaPlaya at Perdido, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 5193, Pages 1579-1651, of the Public Records of Escambia County, Florida, together with all of its appurtenances according to the Declaration of Condominium Act.



Recording Requested By:
Nationstar Mortgage

When Recorded Return To:

DOCUMENT ADMINISTRATION
Nationstar Mortgage
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

CORPORATE ASSIGNMENT OF MORTGAGE

Escambia, Florida
SELLER'S SERVICING #:0618616551 "ROBERTS"

Date of Assignment: November 10th, 2016
Assignor: NATIONSTAR MORTGAGE LLC at 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019
Assignee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR BCAP TRUST LLC 2007-AA4
MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-AA4 at 1761 E. ST. ANDREW PLACE, SANTA ANA,
CA 92705-4934
Executed By: KYLE ROBERTS, A MARRIED MAN AND TARA ROBERTS, A MARRIED WOMAN AND JOE N
ROBERTS, A MARRIED MAN AND PATRICIA A ROBERTS, A MARRIED WOMAN JOINT TENANTS To:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SERVIS FIRST BANK
Date of Mortgage: 09/25/2006 Recorded: 10/10/2006 in Book/Reel/Liber: 6008 Page/Folio: 1556 as Instrument
No.: 2006102501 In the County of Escambia, State of Florida.

Property Address: 13555 SANDY KEY DRIVE UNIT 202, PENSACOLA, FL 32507

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of
which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said
Mortgage having an original principal sum of \$640,000.00 with interest, secured thereby, and the full benefit of all the
powers and of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys
unto the said Assignee, the Assignor's interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage, and the said property unto the said Assignee forever, subject to the
terms contained in said Mortgage.

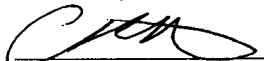
NATIONSTAR MORTGAGE LLC
On November 10th, 2016

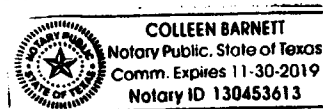
By: 
MOHAMED HAMEED, Assistant
Secretary

STATE OF Texas
COUNTY OF Dallas

On November 10th, 2016, before me, COLLEEN BARNETT, a Notary Public in and for Dallas in the State of Texas,
personally appeared MOHAMED HAMEED, Assistant Secretary, personally known to me to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,


COLLEEN BARNETT
Notary Expires: 11/30/2019 #130453613



(This area for notarial seal)

Prepared By:
Bernardo Hernandez, Nationstar Mortgage 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019 1-888-480-2432

Filing # 49483884 E-Filed 12/01/2016 10:17:20 AM

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR BCAP
TRUST LLC 2007-AA4 MORTGAGE
PASS-THROUGH CERTIFICATES SERIES
2007-AA4,

Plaintiff,

vs.

KYLE ROBERTS A/K/A J. KYLE
ROBERTS; TARA ROBERTS A/K/A TARA
M. ROBERTS; JOE N. ROBERTS A/K/A
JOE NEIL ROBERTS; PATRICIA A.
ROBERTS A/K/A PATRICIA ANN
ROBERTS; LAPLAYA AT PERDIDO
OWNER'S ASSOCIATION, INC.; ANY
AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO ARE
NOT KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS,
Defendants.

IN THE CIRCUIT COURT OF THE FIRST
JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 2016-CA-1943

LF

NOTICE OF LIS PENDENS

TO: THE DEFENDANTS NAMED ABOVE AND ALL OTHERS TO WHOM IT MAY
CONCERN:

1. YOU ARE HEREBY NOTIFIED of the institution of this action by the Plaintiff against you seeking to foreclose a note and mortgage encumbering the following described real property in Escambia County, Florida, in Official Record Book 6008, Page 1556.

UNIT 202, LAPLAYA AT PERDIDO, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 5193, PAGES 1579-1651, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, TOGETHER WITH ALL OF ITS APPURTENANCES ACCORDING TO THE DECLARATION OF CONDOMINIUM ACT

-A/K/A 13555 SANDY KEY DR UNIT 202, PENSACOLA, FL 32507

Including the buildings and appurtenances located thereon.

Dated this NOV 29 2016 day of _____, 20____.

ROBERTSON, ANSCHUTZ & SCHNEID, P.L.

Attorney for Plaintiff

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: mail@rasflaw.com

By: 

- ☐ Jonathan Meisels, Esq., Florida Bar No. 29235, Email Address: j.meisels@rasflaw.com
- ☐ Melissa Konick, Esq., Florida Bar No. 17569, Email Address: mkonick@rasflaw.com
- ☐ Sean M. Swartz, Esq., Florida Bar No. 112209, Email Address: sswartz@rasflaw.com
- ☐ Wendy Manswell, Esq., Florida Bar No. 12027, Email Address: wmanswell@rasflaw.com
- ☒ Stacia D. McCray, Esq., Florida Bar No. 100551, Email Address: : smccray@rasflaw.com
- ☐ Gena Koutsouris, Esq., Florida Bar No. 96817, Email Address: : gkoutsouris@rasflaw.com



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: 353S324300202100
Account: 104612977
Owners: ~~FEDERAL NATIONAL MORTGAGE ASSOCIATION~~
Mail: 14221 DALLAS PKWY STE 1000
 DALLAS, TX 75254
Situs:
Use Code: CONDO-COVERED PARKING
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): HELLEN CARO/BAILEY/ESCAMBIA
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$0	\$7,500	\$7,500	\$7,500
2015	\$0	\$7,500	\$7,500	\$6,321
2014	\$0	\$7,500	\$7,500	\$5,747

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/26/2015	7308	188	\$100	CT	View Instr
02/16/2015	7302	782	\$100	CT	View Instr
02/03/2015	7297	200	\$100	CT	View Instr
09/2006	6008	1554	\$800,000	WD	View Instr
09/2003	5257	1613	\$465,500	WD	View Instr

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

2016 Certified Roll Exemptions

None

Legal Description

COVERED PARKING SPACE #202 LAPLAYA AT PERDIDO CONDOMINIUM OR 7297 P 200 OR 7308 P 188 OR 7302 P 782

Extra Features

CONDO LIMITED PARKING SPACE

Parcel Information

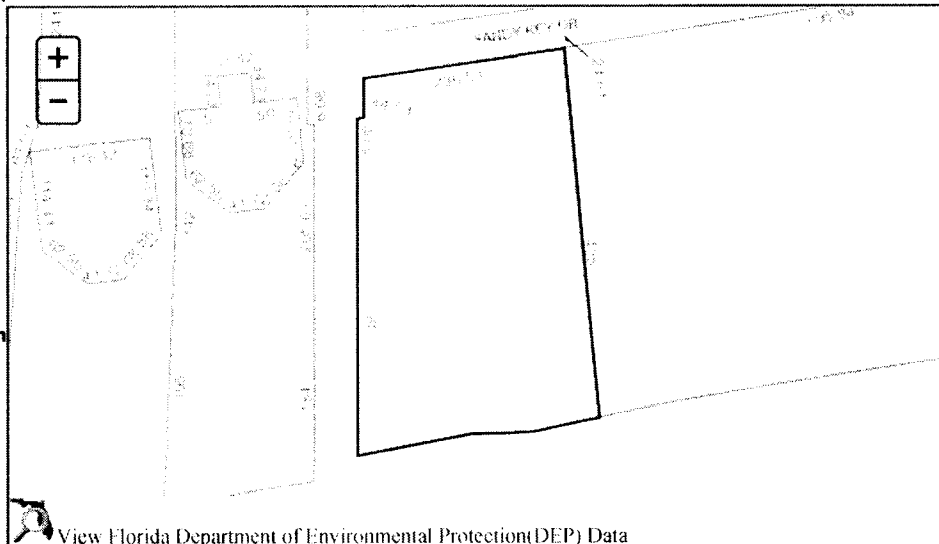
[Launch Interactive Map](#)

Section Map Id:
 35-35-32-2

Approx. Acreage:
 2.6262

Zoned:
 CC-PK

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Images

None

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.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 06437 of 2014

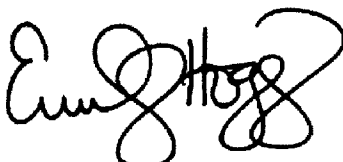
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 21, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

FEDERAL NATIONAL MORTGAGE ASSOCIATION 14221 DALLAS PKWY STE 1000 DALLAS, TX 75254	LAPLAYA AT PERDIDO OWNERS ASSOCIATION INC C/O AQUATIC REALTY 13700 PERDIDO KEY DR PENSACOLA FL 32507
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR BCAP TRUST LLC 2007-AA4 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-AA4 1761 E ST ANDREWS PLACE SANTA ANA CA 92705-4934	STACIA MCCRAY ROBERTSON, ANSCHUTZ & SCHNEID 6409 CONGRESS AVE STE 100 BOCA RATON FL 33487
SY PAWIN 1441 PASO REAL AVE 75 ROWLAND HEIGHTS CA 91748	FRED L CONNACHER 24207 POWELL PLACE MORENO VALLEY CA 92553
ST WEALTH PARTNERS LP DEPT #6200 PO BOX 830539 BIRMINGHAM AL 35283	

WITNESS my official seal this 21th day of September 2017.



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 November 6, 2017, 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 COUNTY OF ESCAMBIA holder of Tax Certificate No. 06437, issued the 1st day of June, A.D., 2014 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:

COVERED PARKING SPACE #202 LAPLAYA AT PERDIDO CONDOMINIUM OR 6008 P 1554
OR 6531 P 1075

SECTION 35, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 104612977 (17-573)

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION

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 November, which is the 6th day of November 2017.

Dated this 21st day of September 2017.

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



Escambia
Sun Press
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 TAX DEED SALE

SALE DATE - 11/06/2017 - TAX CERTIFICATE # 06437

in the CIRCUIT Court

was published in said newspaper in the issues of

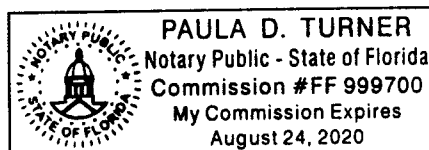
OCTOBER 5, 12, 19, 26, 2017

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.

PUBLISHER

Sworn to and subscribed before me this 26TH day of OCTOBER
A.D., 2017

PAULA D. TURNER
NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That COUNTY OF ESCAMBIA holder of Tax Certificate No. 06437, issued the 1st day of June, A.D., 2014 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:

COVERED PARKING SPACE #202
LAPLAYA AT PERDIDO CONDO-
MINIUM OR 6008 P 1554 OR 6531 P
1075 SECTION 35, TOWNSHIP 3 S,
RANGE 32 W

TAX ACCOUNT NUMBER 104612977
(17-573)

The assessment of the said property under the said certificate issued was in the name of FEDERAL NATIONAL MORTGAGE ASSOCIATION

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 November, which is the 6th day of November 2017.

Dated this 21st day of September 2017.

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-10-05-12-19-26-2017



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

2017 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-4612-977	06		353S324300202100

PROPERTY ADDRESS:

EXEMPTIONS:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PKWY STE 1000
DALLAS, TX 75254

UNKNOWN

PRIOR YEAR(S) TAXES OUTSTANDING

Pending
17.573
14/02/2017

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	7,500	0	7,500	49.62
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	7,500	0	7,500	16.86
BY STATE LAW	4.3830	7,500	0	7,500	32.87
WATER MANAGEMENT	0.0353	7,500	0	7,500	0.26
SHERIFF	0.6850	7,500	0	7,500	5.14
M.S.T.U. LIBRARY	0.3590	7,500	0	7,500	2.69

TOTAL MILLAGE 14.3268

AD VALOREM TAXES \$107.44

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

COVERED PARKING SPACE #202 LAPLAYA AT
PERDIDO CONDOMINIUM OR 7297 P 200 OR 7308
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS \$0.00

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$107.44

If Paid By Please Pay	Nov 30, 2017	Dec 31, 2017	Jan 31, 2018	Feb 28, 2018	Mar 31, 2018
	\$103.14	\$104.22	\$105.29	\$106.37	\$107.44

RETAIN FOR YOUR RECORDS

2017 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

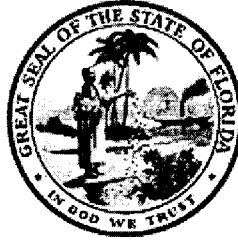
AMOUNT IF PAID BY	Nov 30, 2017
	103.14
AMOUNT IF PAID BY	Dec 31, 2017
	104.22
AMOUNT IF PAID BY	Jan 31, 2018
	105.29
AMOUNT IF PAID BY	Feb 28, 2018
	106.37
AMOUNT IF PAID BY	Mar 31, 2018
	107.44

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
10-4612-977
PROPERTY ADDRESS
UNKNOWN

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
14221 DALLAS PKWY STE 1000
DALLAS, TX 75254

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: 104612977 Certificate Number: 006437 of 2014**

Payor: CYPREXX SERVICES LLC PO BOX 874 BRANDON FL 33509 Date 11/09/2017

Clerk's Check #	190273	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$1,940.55
		Postage	\$36.82
		Researcher Copies	\$15.00
		Total Received	\$2,482.87

**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 006437

Redeemed Date 11/09/2017

Name CYPREXX SERVICES LLC PO BOX 874 BRANDON FL 33509

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$1,940.55
Postage = TD2	\$36.82
ResearcherCopies = TD6	\$15.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

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: 104612977 Certificate Number: 006437 of 2014

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/06/2017"/>	Redemption Date <input type="text" value="11/06/2017"/>
Months	6	6
Tax Collector	<input type="text" value="\$1,740.18"/>	<input type="text" value="\$1,740.18"/>
Tax Collector Interest	\$156.62	\$156.62
Tax Collector Fee	<input type="text" value="\$43.75"/>	<input type="text" value="\$43.75"/>
Total Tax Collector	\$1,940.55	<input type="text" value="\$1,940.55"/> 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	\$40.50	\$40.50
Total Clerk	\$490.50	<input type="text" value="\$490.50"/> CH
Postage	<input type="text" value="\$36.82"/>	<input type="text" value="\$36.82"/>
Researcher Copies	<input type="text" value="\$15.00"/>	<input type="text" value="\$15.00"/>
Total Redemption Amount	\$2,482.87	\$2,482.87
	Repayment Overpayment Refund Amount	<input type="text" value="\$0.00"/> \$120.00

Redeemer

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 2350 22

NEOPOST

10/19/2017

US POSTAGE \$005.26



ZIP 32502
041M11272965

2017 OCT 32 A 10:46
OFFICIAL RECORD

9326020522100018

DOROTHY MC MILLAN DAVIS EST OF
[17873]

C/O TENANTS
1907 NORTH L ST
PENSACOLA FL 32501

322 EE 1

0010/21/17

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

325025833

BC: 3250258335 *2187-04303-19-39



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

November 27, 2017

CYPREXX SERVICES LLC
PO BOX 874
BRANDON FL 33509

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2014 TD 06437

\$120.00

TOTAL \$120.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg

Tax Deed Division

FEDERAL NATIONAL MORTGAGE
ASSOCIATION [17-573]
14221 DALLAS PKWY STE 1000
DALLAS, TX 75254

9171 9690 0935 0128 0288 15

LAPLAYA AT PERDIDO OWNERS
ASSOCIATION INC [17-573]
C/O AQUATIC REALTY
13700 PERDIDO KEY DR
PENSACOLA FL 32507

9171 9690 0935 0128 0288 22

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE [17-573]
1761 E ST ANDREWS PLACE
SANTA ANA CA 92705-4934

9171 9690 0935 0128 0288 39

STACIA MCCRAY ROBERTSON,
ANSCHUTZ & SCHNEID [17-573]
6409 CONGRESS AVE STE 100
BOCA RATON FL 33487

9171 9690 0935 0128 0288 46

SY PAWIN [17-573]
1441 PASO REAL AVE 75
ROWLAND HEIGHTS CA 91748

9171 9690 0935 0128 0288 53

FRED L CONNACHER [17-573]
24207 POWELL PLACE
MORENO VALLEY CA 92553

9171 9690 0935 0128 0288 60

5T WEALTH PARTNERS LP [17-573]
DEPT #6200
PO BOX 830539
BIRMINGHAM AL 35283

9171 9690 0935 0128 0288 77

10/19/17
Pulled
from
auction

348 Miracle Strip Parkway SW
Paradise Village, Suite 7
Fort Walton Beach, Florida 32548

October 3, 2017

Hon. Pam Childers (as Escambia County Clerk of Court)
P.O. Box 333
Pensacola, FL 32591-0333

Hon. Scott Lunsford (as Escambia County Tax Collector)
P.O. Box 1312
Pensacola, FL 32591-1312

Re: Tax Deed Sale – Parking Space #202

Dear Ms. Childers and Mr. Lunsford:

By way of introduction, my name is Jay Roberts and this Firm represents LaPlaya at Perdido Owners' Association, Inc. (the "Association"). I am writing regarding the enclosed Notice of Application for Tax Deed (the "Notice"). The Notice states that a tax deed sale will be held on November 6, 2017 related to Parking Space #202. For the legal reasons stated below, I think Escambia County should strongly consider whether it is appropriate to hold that sale.

LaPlaya at Perdido is a condominium created under Chapter 718, Florida Statutes (the "Condominium Act"). There are only two types of property recognized by the Condominium Act, "units" and "common elements." F.S. §718.103(8)&(27). Units are owned in fee simple by unit owners. Common elements are owned in an undividable interest by all unit owners within a condominium. Within common elements is a subset called "limited common elements." Limited common elements "means those common elements which are reserved for the use of a certain unit or units to the exclusion of all other units, as specified in the declaration." F.S. §718.103(19). A declaration of condominium recorded in the county where the condominium resides designates which, if any, common elements shall be treated as limited common elements for use purposes. The original Declaration of Condominium for LaPlaya at Perdido is recorded at Official Records Book 5193, Page 1579, Public Records of Escambia County, Florida (the "Declaration"). Article I, Section 15 of the Declaration designates the parking spaces for which use rights could be assigned to specific unit owners. However, the assignment of exclusive use rights does not confer any ownership rights over that portion of the common elements. In other words, unit owners do not individually "own" the limited common element parking spaces, including Parking Space #202.

The Condominium Act is clear that common elements are appurtenant to each unit and cannot be separately conveyed. F.S. §718.107. This is true even in the case of a tax deed sale. *See Village*

Hon. Pam Childers (as Escambia County Clerk of Court)
Hon. Scott Lunsford (as Escambia County Tax Collector)
October 3, 2017
Page 2

of Doral Place Ass'n, Inc. v. RU4 Real, Inc., 22 So.3d 627 at 631 (Fla. 3d DCA 2009), rehearing and rehearing en banc denied, review denied 36 So.3d 656. ("We conclude that section 718.107 retains its field of operation and prohibits separate sale of the common elements of a condominium, including separate sale for a tax deed."). In summary, Parking Space #202 is a portion of the common elements, and therefore may not be separated from being appurtenant to a unit. If Escambia County moves forward with the tax deed sale in light of the foregoing law, I fear that one or more lawsuits would become imminent. Please note that I have copied the County Attorney on this letter so that she may independently advise you regarding this issue.

Should you have any questions regarding the above, please do not hesitate to contact me.

Best regards,



Jay Roberts
Attorney at Law
For the Firm

Enclosure (as stated)

cc: Alison Rogers, Esq. (as Escambia County Attorney)
221 Palafox Place, Suite 430
Pensacola, FL 32502