Application Number: 130445

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County** 

In accordance with Florida Statutes, I,

US BANK, AS C/F FL DUNDEE LIEN LOCKBOX # 005191 PO BOX 645191 CINCINNATI, Ohio, 45264

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

Certificate No.

1110

**Parcel ID Number** 

02-1495-000

**Date** 06/01/2010

**Legal Description** 

12-153-070

LT 19 BLK 4 SPRINGHEAD HOME SITES PB 3 P

24 OR 3142 P 128

2012 TAX ROLL

PEDRO SONYA MELANIE WALKER 3668 PARK HILL CIR LOGANVILLE, Georgia 30052-8408

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.

glfunl (Jacob Prince)

07/28/2013

Applicant's Signature

Date

FORM 513 (r.12/00)

### TAX COLLECTOR'S CERTIFICATION

Application Date / Number Jul 28, 2013 / 130445

This is to certify that the holder listed below of Tax Sale Certificate Number **2010** / **1110** , issued the **1st** day of **June**, **2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number:** 02-1495-000

Certificate Holder:
US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:
PEDRO SONYA MELANIE WALKER
3668 PARK HILL CIR
LOGANVILLE, GEORGIA 30052-8408

Legal Description: 12-1S3-070

LT 19 BLK 4 SPRINGHEAD HOME SITES PB 3 P 24 OR 3142 P 128

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
2011	1086.0000	06/01/11	\$229.64	\$0.00	\$87.07	\$316.71
2010	1110	06/01/10	\$224.64	\$0.00	\$128.04	\$352.68

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	766.0000	06/01/13	\$226.50	\$6.25	\$11.33	\$244.08
2012	901.0000	06/01/12	\$240.39	\$6.25	\$46.88	\$293.52

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	
Applicant or Included (County)	\$1,206.99
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	\$150.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$1,431.99
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	\$1,431.99
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	\$12.50
17. Total Amount to Redeem	

\*Done this 28th day of July, 2013

ву Д

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale: 2/3/14

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

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

WITNESS WHEREOF. the undersigned, personal representative of the estate of the said decedent, has executed this instrument under seal on the date aforesaid.

in the presence of: SHERRI A. CLEAR

Signed, sealed and delivered

N.C. VILLANIL

Robert Michael Walker, As personal representative of the estate of Robert Walker, Jr., deceased

STATE OF MESSORE CALIFORNIA

COUNTY OF SANT BARBARA

That the itragoing instrument was acknowledged before me this day of March, 1992, by Robert Michael Walker, as personal representative of the estate of Robert Walker, Jr., deceased, who is personally known to me or who has produced ID \_ ( identification.

Sandra Koch

SANDRA KOCH NOTARY PUBLIC,

MY COMMISSION EXPIRES: 30 May 95

THIS INSTRUMENT PREPARED BY:

LARRY G. PARKS, of MURPHY, PARKS & OBERHAUSEN 506 South Palafox Street Pensacola, Florida 32501 (904) 438-1683 Florida Bar No.: 230911





DATE TANKE CONTROLLER
BY: CONTROLLER

9+1.60 811.10

#### PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 9th day of March, 1992, by and between Robert Michael Walker, whose post office address is 731 McConnell Lane, Whiteman AFB, Missouri 65305, the duly qualified and acting personal representative of the estate of Robert Walker, Jr., deceased, party of the first part and Sonya Melanie Walker, whose mailing address is 3221 E. Blount Street, Pensacola, Florida 32503 and whose social security number is 589-50-2986, party of the second part.

WITNESSETH: That WHEREAS, Robert Walker, Jr., died testate a resident of Escambia County, Florida, on July 17, 1991, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and recorded by the Circuit Court for Escambia County, Florida, Probate Division, in Case No. 91-974-CP-03, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs and expenses of administration of the decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber;

NOW, THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, her heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Escambia County, Florida, described as follows:

Lot 19, Block 4, Springhead Home Sites subdivision, a subdivision of Lot 7, Section 12, Township 1 South, Range 30 West Escambia County, Florida, according to plat filed in Plat Book 3, Page 24 of the public records of said County.

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NO.: 12-1S-30-7000-019-004

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121

FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley
Tax Collector Ε P

Pensacola, FL 32596
CERTIFICATION: TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 02-03-2014
TAX ACCOUNT NO.: 02-1495-000
CERTIFICATE NO.: 2010-1110
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 - 12010 32521
X Notify City of Pensacola, P.O. Box 12910, 32521
X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for tax year.
Sonya Melanie Pedro aka Sonya Melanie Walker 3668 Park Hill Circle Loganville, GA 30052-8408

Certified and delivered to Escambia County Tax Collector, this 20th day of August , 2013 .

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.

# OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 10657 August 20, 2013

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

1. Taxes for the year 2009-2012 delinquent. The assessed value is \$11,875.00. Tax ID 02-1495-000.

#### PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

# OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 10657 August 20, 2013

Lot 19, Block 4, Springhead Home Sites, as per plat thereof, recorded in Plat Book 3, Page 24, of the Public Records of Escambia County, Florida

# **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.: 10657 August 20, 2013

Escambia County Tax Collector P.O. Box 1312 Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-20-1993, through 08-20-2013, and said search reveals the following:

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

Sonya Melanie Pedro AKA Sonya Melanie Walker

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: AUN // M

August 20, 2013

#### 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 February 3, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 01110, issued the 1st day of June, A.D., 2010 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 19 BLK 4 SPRINGHEAD HOME SITES PB 3 P 24 OR 3142 P 128

**SECTION 12, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 021495000 (14-147)

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

#### SONYA MELANIE WALKER PEDRO AKA SONYA MELANIE WALKER

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 February, which is the **3rd day of February 2014.** 

Dated this 2nd day of January 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.

**Post Property:** 

600 SPENCER AVE BLK 32514

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

#### **CERTIFICATE # 01110 of 2010**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 2, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SONYA MELANIE WALKER PEDRO AKA SONYA MELANIE WALKER 3668 PARK HILL CIR LOGANVILLE, GA 30052-8408

WITNESS my official seal this 2nd day of January 2014.

COMPTO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

#### WARNING

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#### Post Property:

600 SPENCER AVE BLK 32514



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

# NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO14CIV000105NON** 

Agency Number: 14-003523

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 01110, 2010

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: SONYA MELANIE WALKER PEDRO AKA SONYA MELANIE WALKER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/2/2014 at 10:27 AM and served same at 3:28 PM on 1/2/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

Rv.

J. BARTON, CPS

Service Fee: Receipt No: \$40.00

**BILL** 



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY			
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	A. Signature  X Elina Pallo Agent  Addressee  B. Reselved by (Printed Name)  C. Date of Delivery			
1. Article Addressed to:  SONYA MELANIE WALKER PUDRO [14-147]	D. Is delivery address different from item 1?   If YES, enter delivery address below:   No			
3668 PARK HILL CIR LOGANVILLE, GA 30052-8408	3. Service Type   ☐ Certified Mail ☐ Express Mail ☐ Registered ☐ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.  4. Restricted Delivery? (Extra Fee) ☐ Yes			
2. Article Number 7008 1830	0000 0243 9090			
PS Form 38,11, February 2004 Domestic Retu	rm Receipt 102595-02-M-1540			

(D. 0110

# U.S. Bankruptcy Court Northern District of Georgia (Atlanta) Bankruptcy Petition #: 13-64761-crm

Date filed: 07/02/2013

Plan confirmed: 09/17/2013

341 meeting: 08/08/2013

Deadline for filing claims: 11/06/2013

Deadline for filing claims (govt.): 12/30/2013

Assigned to: Judge C. Ray Mullins

Chapter 13

Voluntary Asset

Debtor

Sonya Melanie Pedro

3668 Park Hill Circle Loganville, GA 30052 GWINNETT-GA

SSN / ITIN: xxx-xx-2986

aka Sonya Melanie Walker Pedro

represented by Jennifer M. Hunter

Hunter Law, LLC Building 400, Suite 300 3235 Satellite Boulevard Duluth, GA 30096

770-363-7764 Fax: 866-384-1183

Email: jhunter@hunterlawpractice.com

Trustee

Nancy J. Whaley

Nancy J. Whaley, 13 Trustee Suite 120 303 Peachtree Center Avenue Atlanta, GA 30303 (678) 992-1201

Filing Date	#	Docket Text		
10/01/2013	26 (5 pgs)	Motion to Incur Debt Other Than Under 364(b) (Substitute Collateral) filed by Jennifer M. Hunter on behalf of Sonya Melanie Pedro. Hearing to be held on 11/5/2013 at 10:00 AM in Courtroom 1203, Atlanta, (Hunter, Jennifer)		
09/20/2013	25 (2 pgs)	Notice to Debtor Re: Domestic Support Obligations with certificate of service by BNC. Notice Date 09/20/2013. (Admin.) (Entered: 09/21/2013)		
09/20/2013	24 (3 pgs)	Certificate of Mailing by BNC of Order Confirming Chapter 13 Plan Notice Date 09/20/2013. (Admin.) (Entered: 09/21/2013)		
09/19/2013	23 (7 pgs)	Certificate of Mailing by BNC of Amended Plan Notice Date 09/19/2013. (Admin.) (Entered: 09/20/2013)		

# THE ESCAMBIA SUN-PRESS, LLC



### **PUBLISHED WEEKLY SINCE 1948**

(Warrington) Pensacola, Escambia County, Florida

Before	the	undersigned	authority	nersonally	annearad
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oaw-4w-01-02-09-16-23-2014

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Telephone: 850-595-3793,

PAM CHILDERS

(SEAL) By: Emily Hogg Deputy Clerk

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 01110, issued the 1st day of June, A.D., 2010

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NUMBER

ACCOUNT

Florida, to wit:

RANGE 30 W

021495000 (14-147)

MELANIE WALKER

February 2014.

TAX

STATE OF FLORIDA County of Escambia

> Heather Pardee **Notary Public** State of Florida My Commission Expires 06/24/2016 My Commission No.EE 210456

NOTARY PUBLIC