Application Number: 130934

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC PO BOX 172299

TAMPA, Florida, 33672

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

Certificate No. 3742

Parcel ID Number

05-5762-000

Date

Legal Description

06/01/2010 15-253-062

LOT 6 BLK E 1ST ADDN TO OAKCREST PB 3 P 44

OR 5179 P 1080

2013 TAX ROLL

KNAPP LEONARD A 7 WYOMING ST PENSACOLA, Florida 32505

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.

mmattp777 (Matt Pallardy)

12/18/2013

FORM 513 (r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Dec 18, 2013 / 130934

This is to certify that the holder listed below of Tax Sale Certificate Number 2010 / 3742, 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: 05-5762-000

Certificate Holder:

TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC PO BOX 172299

TAMPA, FLORIDA 33672

Property Owner: KNAPP LEONARD A 7 WYOMING ST PENSACOLA, FLORIDA 32505

Legal Description: 15-2S3-062

LOT 6 BLK E 1ST ADDN TO OAKCREST PB 3 P 44 OR 5179 P 1080

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
2010	3742	06/01/10	\$289.62	\$0.00	\$88.21	\$377.83
CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:						

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED			COUNTY IN CONNECT			
Cert. Yea	r Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	3178.0000	06/01/13	\$189.95	\$6.25	\$19.95	\$216.15
2012	3500.0000	06/01/12	\$257.28	\$6.25	\$38.59	\$302.12
2011	3633.0000	06/01/11	\$300.09	\$6.25	\$50.39	\$356.73
2009	3604	06/01/09	\$302.32	\$6.25	\$235.81	\$544.38
2008	2782	05/30/08	\$287.81	\$6.25	\$284.94	\$579.00

. 	
Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	i
Applicant or Included (County)	\$2,376.21
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)	\$118.84
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	\$2,720.05
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	\$2,720.05
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.	\$11,266.50
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	\$6.25
17. Total Amount to Redeem	

*Done this 18th day of December, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale: Lif / 1/14

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

Recorded in Public Records 07/20/2009 at 09:49 AM OR Book 6485 Page 46, Instrument #2009048380, Ernie Lee Magaha Clerk of the Circuit Court Escambia County; FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

VS.

CASE NO.: 2008 CT 003514

DIVISION: III

DEFENDANT: LEONARD A KNAPP

7 WYOMING ST

PENSACOLA, FL 32506

DATE OF BIRTH: 01/27/1954

1 16 D 3: 40

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On JULY 8, 2009, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$350.00, the amount of which shall bear interest at the rate prescribed by law (8%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this | day of

COUNTY JUDGE

cc: DEFENDANT

Case: 2008 CT 003514 00079335231

Dkt: CLFC Pg#:

Recorded in Public Records 06/16/2009 at 01:08 PM OR Book 6472 Page 398, Instrument #2009039919, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Was Prepared By And Is To Be Returned To: <u>GWENDOLYN MCMILLAN</u>, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LOT 6 BLK E 1ST ADDN TO OAKCREST PB 3 P 44 OR 5179 P 1080

	Customer: LEONARD A KNAPP
	Account Number: 244709-51969
	Amount of Lien: \$ 104.34 , together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
	This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.
	Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of ils pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.
	Dated: <u>06/15/09</u>
	EMERAND COAST UTILITIES AUTHORITY BY: WANTY MEN THE
	STATE OF FLORIDA COUNTY OF ESCAMBIA
	The foregoing instrument was acknowledged before me this 15TH day of JUNE , 20 09 , by GWENDOLYN MCMILLAN of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.
	[Notary Seal] Sugarne office
ı	SUZANNE COFFEY fly comm. exp. Dec. 17, 2009 D. # 103506 DD# 492343 Personally Known () Other I.D RWK:ls
	Revised 04/24/08

Recorded in Public Records 09/23/2008 at 04:27 PM OR Book 6379 Page 812, Instrument #2008072081, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

This Instrument Was Prepared By And Is To Be Returned To: Jamie Rogers Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Customer: Leonard Knapp

RWK:ls Revised 04/24/08

Account Number: 244709-51969

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer: LOT 6 BLK E 1ST ADDN TO OAKCREST PB 3 P 44 OR 5179 P 1080

___, together with additional unpaid utility service Amount of Lien: \$ 71.82 charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law. This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended. Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of its pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect. Dated: _9/18/08 STATE OF FLORIDA **COUNTY OF ESCAMBIA** The foregoing instrument was acknowledged before me this 18th of ____, 20 <u>08</u> , by <u>Jamie Rogers</u> the Emerald Coast Utilitles Authority, who is personally known to me and who did not take an oath. [Notary Seal] Suzanne Coffey Notary Public -My Comm. Expires 12/17/2009 (D# 103606 DD# 492341 (X Personally Known () Other ID

__ BK: _ 6548 PG: 1753 Last Page

of equity to foreclose liens in the manner in and enforcement of payment may be accomp	which a mortgage lien is foreclosed or as collection olished by other methods authorized by law.
Executed this / day of _ day of _ Administrator as authorized by the Escambia	2009 by the County a County Board of County Commissioners.
Witness Print Name Tonya Green Witness Print Name Susan Hendrix	By: Robert R. McLaughlin, County Administrator 221 Palafox Place, Suite 420 Pensacola, FL 32502
STATE OF FLORIDA COUNTY OF ESCAMBIA	
Lecenber, 2009, by Robert R. N	acknowledged before me this day of McLaughlin, as County Administrator for Escambia County Commissioners. He is personally known as identification.
CHINA CHERYL LIVELY iotary Public-State of FL mm. Exp. Sept. 29, 2011 Comm. No. DD 684413 (Notary Seal)	Signature of Notary Public CHINA CHERYL LIVELY Printed Name of Notary Public

Recorded in Public Records 01/11/2010 at 02:40 PM OR Book 6548 Page 1752, Instrument #2010001597, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
6708 Plantation Rd.
Pensacola, FL 32504
(850) 471-6160

CE08-12-01077

NOTICE OF LIEN (Nuisance Abatement)

STATE OF FLORIDA COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Leonard A Knapp located at 7 Wyoming St. and more particularly described as:

PR# 152S306200060005

LOT 6 BLK E 1ST ADDN TO OAKCREST PB 3 P 44 OR 5179 P 1080

A field investigation by the Office of Environmental Enforcement was conducted on October 5, 2009 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), (c) and (d).

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs \$1,790.00 Administrative costs \$ 18.50

Total \$1808.50

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court

* BK: .47065 PG: 1913 Last Page

BK: 7065 PG: 1802 Last Page

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

	DONE AND (RDERED at 1	Escambia County, Florida on the	2074	_ day
of	AUGUST	, 2013.			

Special Magistrate
Office of Environmental Enforcement

BK: ,7065 PG: 1912

BK: 7065 PG: 1801

will be assessed a fine of \$ 25 .00 per day, commencing 0c7. 20 , 2013. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. YOU ARE REQUIRED, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you These measures could include, but are not limited to, DEMOLISHING YOUR

STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S). The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 10000 are awarded in favor of Escambia County as the prevailing party against

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on ALL YOUR REAL AND PERSONAL PROPERTY including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 7065 PG: 1911

BK: 7065 PG: 1800

into comp	pliance. Corrective action shall include:
	Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth
	and legally dispose of. Maintain clean conditions to avoid a repeat violation.
Y	Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
	Obtain building permit and restore structure to current building codes or, obtain
	demolition permit and remove the structure(s), legally disposing of all debris.
	Remove all structures, signs, vehicles, etc. from County ROW; refrain from further
	obstruction.
V	Subscribe for residential waste collection with a legal waste collection service and
	comply with solid waste disposal methods with event the fad four is
	Immediately cease burning and refrain from future burning
	Remove all refuse and dispose of legally and refrain from future littering
	Rezone property and conform to all performance standards or complete
	removal of the commercial or industrial entity
	Obtain necessary permits or cease operations
	Acquire proper permits or remove sign(s)
	Other

BK: 7065 PG: 1910

BK: 7065 PG: 1799

Y		42-196 (d) Overgrowth
		30-203 Unsafe Building; Described as □ Main Structure □ Accessory Building(s)
		$\square \text{ (a) }\square \text{ (b) }\square \text{ (c) }\square \text{ (d) }\square \text{ (e) }\square \text{ (f) }\square \text{ (g) }\square \text{ (h) }\square \text{ (i) }\square \text{ (j) }\square \text{ (k) }\square \text{ (l) }\square \text{ (m) }\square \text{ (n) }\square \text{ (o)}$
		$\square \ (p) \ \square \ (q) \ \square \ (r) \ \square \ (s) \ \square \ (t) \ \square \ (u) \ \square \ (v) \ \square \ (w) \ \square \ (x) \ \square \ (y) \ \square \ (aa) \ \square \ (bb) \ \square \ (cc) \ \square \ (dd)$
		94-51 Obstruction of County Right-of-Way (ROW)
V	/	82-171 Mandatory Residential Waste Collection IF PASSELTY IS OCCUPIED
		82-15 Illegal Burning
		82-5 Littering Prohibited
		LDC Article 6 Commercial in residential and non permitted use
		LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
		LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
		Other
		Other
		Other
	1	Other
	1	Other
	1	Other
]	Repeat violation(s)
		THEREFORE, The Special Magistrate being otherwise fully advised in ises; it is hereby ORDERED that: LEONAL A. KUMPP e until Our. 19 , 2013 to correct the violation and to bring the violation
	1	

Recorded in Public Records 08/26/2013 at 02:40 PM OR Book 7065 Page 1909, Instrument #2013064200, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

Recorded in Public Records 08/26/2013 at 02:14 PM OR Book 7065 Page 1798, Instrument #2013064169, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA, STATE OF FLORIDA

ESCAMBIA COUNTY, FLORIDA

VS.

CASE NO: CE#12-06-02474 LOCATION: 7 Wyoming Street PR# 152S306200060005

Leonard A Knapp 7 Wyoming Street Pensacola, FL 32505

ORDER

This CAUSE having come before the Office of Environmental

Enforcement Special Magistrate on the Petition of the Environmental Enforcement

Officer for alleged violation of the ordinances of the County of Escambia, State of

Florida and the Special Magistrate having considered the evidence before him/her in

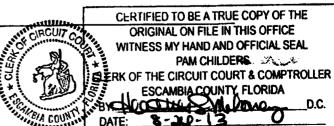
the form of testimony by the Enforcement Officer and the respondent or

representative, Leonas A. Karam, as well as evidence submitted and after

consideration of the appropriate sections of the Escambia County Code of Ordinances,

the Special Magistrate finds that a violation of the following Code of Ordinance(s) has

occurred and continues



BK: , 5682 PG: 1405 Last Page

BK: 5682 PG: 1260 Last Page

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Division at 1190 West Leonard Street, Pensacola, Florida 32501 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 6th day

Tulu_____, 200

Special Magistrate,
Office of Environmental Code Enforcement

BK: 5682 PG: 1404

BK: 5682 PG: 1259

shall have until flequest. 2005 to correct the violation and to bring the violation into compliance. Corrective action shall include:

The control of the conditions

Capable of breeding rets vermin, Flies & mosquifes. Remove of all over growth in Capable of 12 inches.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the your property.

Costs in the amount of \$675.00 are hereby awarded in favor of Escambia

County as the prevailing party against <u>keeped knepp</u>.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

Recorded in Public Records 07/18/2005 at 02:22 PM OR Book 5682 Page 1403, Instrument #2005395574, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00

Recorded in Public Records 07/18/2005 at 02:04 PM OR Book 5682 Page 1258, Instrument #2005395553, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00

15:00 ded

THE OFFICE OF ENVIRONMENTAL CODE ENFORCEMENT SPECIAL MAGISTRATE IN AND FOR THE COUNTY OF ESCAMBIA. STATE OF FLORIDA

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 05-02-0446 Location: 7 Wyoming Street PR# 152S30-6200-060-005

By:

Date:

Leonard Knapp 7 Wyoming Street Pensacola, FL 32505

Certified to be a true copy of the original on file in this office Witness my hand and official seal

ERNIE LEÉ MAGAHA Clerk of the Circuit Court Escambia County, Florida

ORDER

This CAUSE having come before the Office of Environmental Code

Enforcement Special Magistrate on the Petition of the Environmental Code Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Code Enforcement Officer and the respondent or representative,

Served Knegg as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the Code of Ordinances

30 - 203 (4) (5) + (6)

Escambia County Florida

has occurred and continues.

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that:

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 7 Wyoming Street

Legal Address of Property: 7 Wyoming Street, Pensacola, FL 32505

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

Denis A. Braslow, Attorney at Law

917 N. 12th Avenue Pensacola, FL 32501

WITNESSES AS TO SELLER(S)

WITNESSES AS TO BUYER(S):

THIS FORM IS APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

RCD Jul 08, 2003 02:09 pm Escambia County, Florida

ERNIE LEE MAGAHA Clerk of the Circuit Cour INSTRUMENT 2003-117230

Warranty Deed - Page 2

Parcel ID Number: 15-2S-30-6200-060-005

OR BK 5179 PG1081 Escambia County, Florida INSTRUMENT 2003-117230

STATE OF Alabama COUNTY OF Marion The foregoing instrument was acknowledged before me this Beulah Armstrong, an unremarried wid who is personally known to me or who has produced DU	スゟは _{day of} June dow	, 2003	by
as identification.	Printed Name: Lo/2 Notary Public My Commission Expires: 10-1/-0:		_

Mis instrument prepared by:
Denis A. Braslow
Attorney at Law
917 N. 12TH AVE
Pensacola, FL 32501

OR BK 5179 PG1080 Escambia County, Florida INSTRUMENT 2003-117230 PEER 80C STAMPS PR # ESC CO \$ 245.00 07/08/03/###R XEL PASAMA_CIFEC

, grantee.

, 2003 by

Parcel ID Number: 15-2S-30-6200-060-005

Grantee #1 TIN: Grantee #2 TIN:

Warranty Deed

of the County of Escambia

Helen Crane,	Made this 27th dan unremarried	•		, 2003 Armstrong,	A.D., Between an unremarried
widow of the County of Esca Leonard A. Kr	ambia happ, a single :	, man	State of	Florida	, grantors, a
whose address is: 7 W	yoming Street,	Pensacola,	FL 325	505	

Witnesseth that the GRANTORS, for and in consideration of the sum of

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Escambia

State of Florida to wit:

State of Florida

Lot Six (6), Block "E", in the First Addition to Oakcrest, a subdivision of a portion of Section 15, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 3, at page 44, of the records of said County.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Denis A. Braslow
Witness

Mary K. Pait
Witness

Michael Amanda to Cagle
Printed Name:

Michael Amanda to Cagle
Witness

Michael Amanda to Cagle
Witness

STATE OF Florida

| Cagle | C

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 27th day of June Helen Crane, an unremarried widow

who are personally known to me or who have produced their Plorida driver's license as identification.

Printed Name: Notary Public My Commission Expires:

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

Pensacola, FL 32596 CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 4-7-2014 TAX ACCOUNT NO.: 05-5762-000 CERTIFICATE NO.: 2010-3742 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. NO YES X Notify City of Pensacola, P.O. Box 12910, 32521 221 Palafox Place, 4th Floor/
Notify Escambia County, 190 Governmental Center, 32502 Χ___ Homestead for 2013 tax year. Leonard A. Knapp 7 Wyoming St. Pensacola, FL 32505 **ECUA** 9255 Sturdevant St. Pensacola, FL 32514 Escambia County Code Enforcement 3363 W. Park Place Pensacola, FL 32505 Certified and delivered to Escambia County Tax Collector, this 8th day of January , 2014 . SOUTHERN GUARANTY TIBLE 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.: 11029 January 6, 2014

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

- 1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 5682, page 1403, and O.R. Book 7065, page 1909.
- 2. Nuisance Abatement Lien filed by Escambia County recorded in O.R. Book 6548, page 1752.
- 3. Utility Lien filed by ECUA recorded in O.R. Book 6379, page 812, and O.R. Book 6472, page 398.
- 4. Judgment filed by State of Florida/Escambia County recorded in O.R. Book 6485, page 46.
- 5. Taxes for the year 2007-2012 delinquent. The assessed value is \$22,533.00. Tax ID 05-5762-000.

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.: 11029 January 6, 2014

Lot 6, Block E, First Addition to Oakcrest, as per plat thereof, recorded in Plat Book 3, Page 44, 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.: 11029

January 6, 2014

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

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 01-06-1994, through 01-06-2014, and said search reveals the following:

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

Leonard A. Knapp

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

January 6, 2014

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 April 7, 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 TC 10U LLC holder of Tax Certificate No. 03742, 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:

LOT 6 BLK E 1ST ADDN TO OAKCREST PB 3 P 44 OR 5179 P 1080

SECTION 15, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 055762000 (14-265)

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

LEONARD A KNAPP

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 April, which is the 7th day of April 2014.

Dated this 6th day of March 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.

Personal Services:

LEONARD A KNAPP 7 WYOMING ST PENSACOLA, FL 32505

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Post Property:

7 WYOMING ST

COUNTRO

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COMPARO

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 # 03742 of 2010

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 6, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LEONARD A KNAPP 7 WYOMING ST PENSACOLA, FL 32505 ESCAMBIA COUNTY
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX

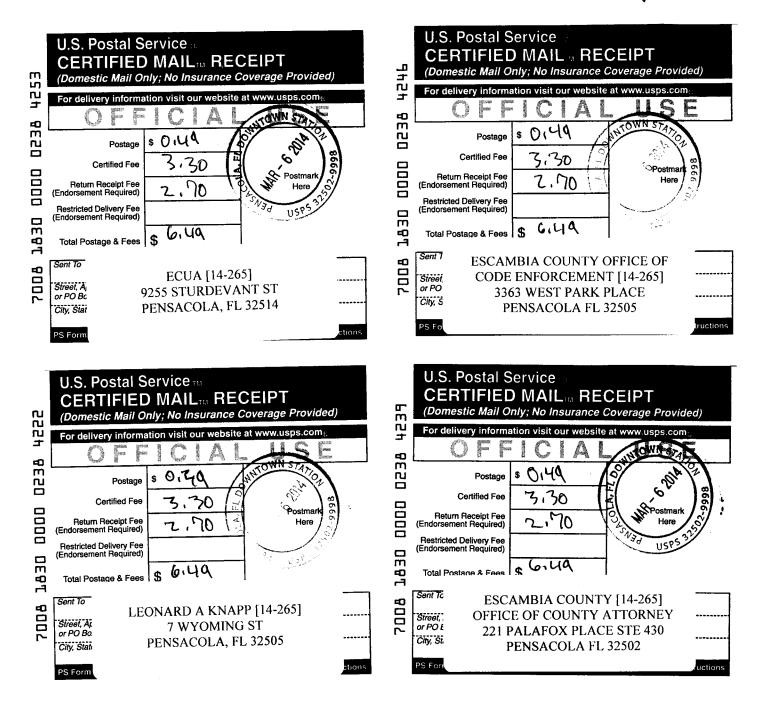
3363 WEST PARK PLACE PENSACOLA FL 32505 ECUA

9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 6th day of March 2014.

COUNT LOS

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA



	COMPLETE THE SECTION ON DELIVERY
SENDER: COMPLETE THIS SECTION	CONFIGURATION
 Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature X
Article Addressed to: ECUA [14-265]	If YES, enter delivery address below: No
9255 STURDEVANT ST PENSACOLA, FL 32514	3. Seprice 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 183	0 0000 0238 4253
PS Form 3811. February 2004 Domestic Ret	urn Receipt 102595-02-M-1540

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 14-005655

14- 265

Document Number: ECSO14CIV010715NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03742 2010

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: LEONARD A KNAPP

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/6/2014 at 4:09 PM and served same at 7:05 AM on 3/10/2014 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.

R. WRIGHT, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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Post Property:

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-265

Document Number: ECSO14CIV010733NON

N

Agency Number: 14-005702

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT #03742 2010

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: LEONARD A KNAPP

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 3/6/2014 at 4:18 PM and served same on LEONARD A KNAPP , at 10:10 AM on 3/11/2014 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: NDSCHERER

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COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540