

DR-512  
R.05/88

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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
3742	05-5762-000	06/01/2010	15-2S3-062 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)  
Applicant's Signature

12/18/2013  
Date

# 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:**

Cert. Year	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 Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2013)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- 
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$2,376.21
\$0.00
\$118.84
\$150.00
\$75.00
\$2,720.05
\$2,720.05
\$11,266.50
\$6.25

\*Done this 18th day of December, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale: 4/7/14

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

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

2009 JUL 16 P 3:49  
FILED & RECORDED  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY  
FLORIDA

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 16 day of July, 09.

  
COUNTY JUDGE

cc: DEFENDANT

Case: 2008 CT 003514

00079335231

Dkt: CLFC Pg#:

This Instrument Was Prepared  
By And Is To Be Returned To:  
GWENDOLYN MCMILLAN  
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 UTILITIES 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 lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 06/15/09

EMERALD COAST UTILITIES AUTHORITY

BY: *[Signature]*

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]



SUZANNE COFFEY  
My comm. exp. Dec. 17, 2009  
I.D. # 103608 DD# 492341  
☒ Personally Known ( ) Other I.D.

*[Signature]*  
Notary Public - State of Florida

RWK:ls  
Revised 04/24/08

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

Notice is hereby given that the EMERALD COAST UTILITIES 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 Knapp

Account Number: 244709-51969

Amount of Lien: \$ 71.82, 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 lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 9/18/08

EMERALD COAST UTILITIES AUTHORITY

BY: Jamie Rogers

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 18th day of September, 20 08, by Jamie Rogers of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]



Suzanne Coffey  
My Comm. Expires 12/17/2009  
ID# 103606 DD# 492341  
☒ Personally Known ☐ Other ID

Suzanne Coffey  
Notary Public - State of Florida

of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 16<sup>th</sup> day of December 2009 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness [Signature]  
Print Name Tonya Green

Witness [Signature]  
Print Name Susan Hendrix

ESCAMBIA COUNTY, FLORIDA

[Signature]  
By: Robert R. McLaughlin,  
County Administrator  
221 Palafox Place, Suite 420  
Pensacola, FL 32502

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December, 2009, by Robert R. McLaughlin, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He ☒ is personally known to me, or ☐ has produced current \_\_\_\_\_ as identification.

CHINA CHERYL LIVELY  
Notary Public-State of FL  
Comm. Exp. Sept. 29, 2011  
Comm. No. 07 884413

(Notary Seal)

[Signature]  
Signature of Notary Public

CHINA CHERYL LIVELY  
Printed Name of Notary Public

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	<u>\$ 18.50</u>
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 30<sup>th</sup> 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

**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 ORDERED** at Escambia County, Florida on the 20<sup>th</sup> day of August, 2013.

  
\_\_\_\_\_  
Jeffrey T Sauer  
Special Magistrate  
Office of Environmental Enforcement



If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25 . 00 per day, commencing Oct. 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 \$ 1100.00 are awarded in favor of Escambia County as the prevailing party against LEONARD A. KNAPP.

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.

into compliance. 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.
- ☒ 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.
- ☒ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods ~~WHENEVER THE PROPERTY IS OCCUPIED~~
- ☐ 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 \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

- ☒ 42-196 (d) Overgrowth
- ☐ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
- ☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☐ (o)
- ☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☒ 82-171 Mandatory Residential Waste Collection *IF PROPERTY 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 \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Repeat violation(s) \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: LEONARD A. KUAPP shall have until Oct. 19, 2013 to correct the violation and to bring the violation

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.**

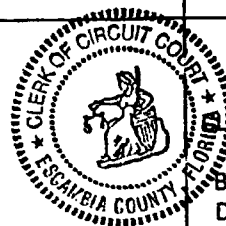
**CASE NO: CE#12-06-02474  
LOCATION: 7 Wyoming Street  
PR# 152S306200060005**

**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, LEONARD A. KNAPP <sup>WAS PRESENT</sup>, 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

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☒ 42-196 (c) Inoperable Vehicle(s); Described TAKE BIKE



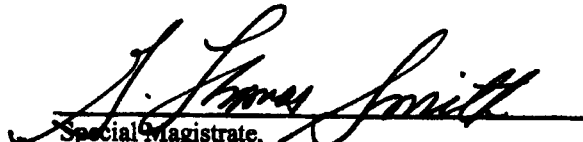
CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
DATE: 8-20-13 D.C.

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 6<sup>th</sup> day of July, 2005.

  
Special Magistrate,  
Office of Environmental Code Enforcement

shall have until August 1, 2005 to correct the violation and to bring the violation into compliance. Corrective action shall include: Removal of all trash and debris as well as any other conditions capable of breeding rats, vermin, Flies, & mosquitos. Removal of all over growth in excess of 12 inches.

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10<sup>00</sup> per day, commencing August 2, 2005. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Code 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 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 Leonard Knapp.

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.

1500 Jnl

**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

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 LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida

ORDER

By: Ernie Lee Magaha D.C.

Date: 7-18-05

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,

Leonard Knapp 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(a)(b) + (c)

Escambia County, Florida

has occurred and continues.

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

**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.

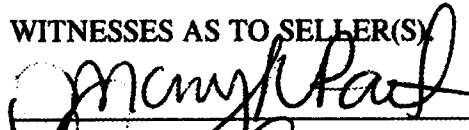

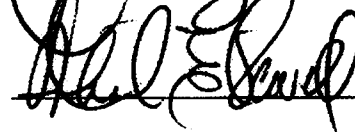

Name of Roadway: 7 Wyoming Street

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

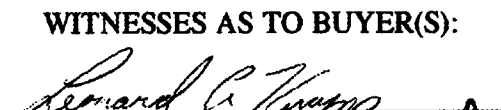
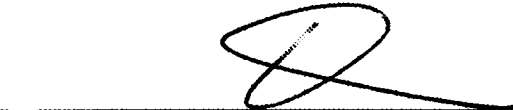
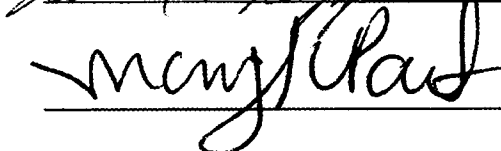
The County (X) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Denis A. Braslow, Attorney at Law  
917 N. 12<sup>th</sup> 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 Court  
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 25<sup>th</sup> day of June, 2003 by  
**Beulah Armstrong, an unremarried widow**

who is personally known to me or who has produced DL  
as identification.

Lola Painter  
Printed Name: Lola Painter  
Notary Public  
My Commission Expires: 10-11-03



1500  
245.00  
This 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

DEED DOC STAMPS PD & ESC CO \$ 245.00  
07/08/03 CHRIS LEE WAGGAM, CLERK  
By: Chris Lee Waggam

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

Grantee #1 TIN:

Grantee #2 TIN:

## Warranty Deed

This Indenture, Made this 27th day of June, 2003 A.D., Between  
Helen Crane, an unmarried widow and Beulah Armstrong, an unmarried  
widow  
of the County of Escambia, State of Florida, grantors, and  
Leonard A. Knapp, a single man

whose address is: 7 Wyoming Street, Pensacola, FL 32505

of the County of Escambia, State of Florida, grantee.

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

-----TEN DOLLARS (\$10)----- DOLLARS,  
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:

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.

Signed, sealed and delivered in our presence:

Denis A. Braslow  
Witness

Mary K. Pitt  
Witness

Amanda Jo Cagle  
Printed Name: Amanda Jo Cagle  
Witness

Michael E. Knapp  
Printed Name: Michael E. Knapp  
Witness

Helen Crane (Seal)  
Helen Crane  
P.O. Address:

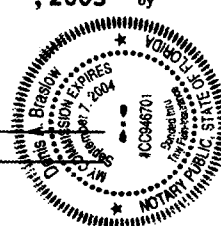
Beulah Armstrong (Seal)  
Beulah Armstrong  
P.O. Address: 10906 U.S. Highway 278, Hamilton, AL 35570

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 27th day of June, 2003 by  
Helen Crane, an unmarried widow

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

Notary Public  
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

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.

YES NO

    X Notify City of Pensacola, P.O. Box 12910, 32521  
X     Notify Escambia County, <sup>221 Palafox Place, 4th Floor/</sup> 190 Governmental Center, 32502  
X     Homestead for 2013 tax year.

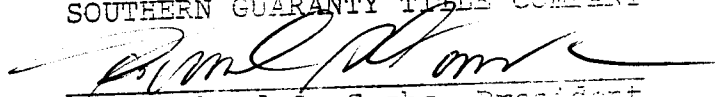
Leonard A. Knapp  
7 Wyoming St.  
Pensacola, FL 32505

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 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.: 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

By: 

January 6, 2014

## 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 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

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

7 WYOMING ST



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

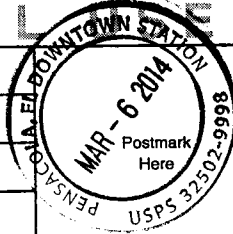
10/3742

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage \$ 0.49  
 Certified Fee 3.30  
 Return Receipt Fee (Endorsement Required) 2.70  
 Restricted Delivery Fee (Endorsement Required)  
 Total Postage & Fees \$ 6.49



Sent To

Street, Apt.  
 or PO Box  
 City, State

PS Form

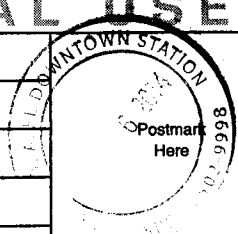
ECUA [14-265]  
 9255 STURDEVANT ST  
 PENSACOLA, FL 32514

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
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 Return Receipt Fee (Endorsement Required) 2.70  
 Restricted Delivery Fee (Endorsement Required)  
 Total Postage & Fees \$ 6.49



Sent To

Street,  
 or PO  
 City, S

PS Form

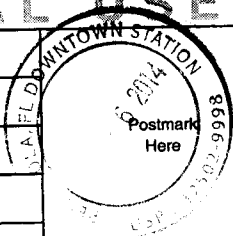
ESCAMBIA COUNTY OFFICE OF  
 CODE ENFORCEMENT [14-265]  
 3363 WEST PARK PLACE  
 PENSACOLA FL 32505

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
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Sent To

Street, Apt.  
 or PO Box  
 City, State

PS Form

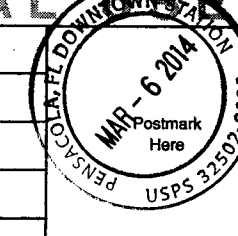
LEONARD A KNAPP [14-265]  
 7 WYOMING ST  
 PENSACOLA, FL 32505

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
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Postage \$ 0.49  
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 Total Postage & Fees \$ 6.49



Sent To

Street,  
 or PO Box  
 City, State

PS Form

ESCAMBIA COUNTY [14-265]  
 OFFICE OF COUNTY ATTORNEY  
 221 PALAFOX PLACE STE 430  
 PENSACOLA FL 32502

101 3742

## SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

ECUA [14-265]  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

## COMPLETE BY ADDRESSEE ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Mandel Frankson

C. Date of Delivery

3-7-14

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 4253

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMP

- 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.

1. Article Addressed to:

LEONARD A KNAPP [14-265]  
7 WYOMING ST  
PENSACOLA, FL 32505

2. Article Number  
(Transfer from service label)

7008 1830 0000 0238 4222

NON DELIVERY

A. Signature

X Leonard A Knapp

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

Leonard A. Knapp

C. Date of Delivery

3/10/14

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.4. Restricted Delivery? (Extra Fee) ☐ Yes

- 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.

1. Article Addressed to:

ESCAMBIA COUNTY OFFICE OF  
CODE ENFORCEMENT [14-265]  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

2. Article Number  
(Transfer from service label)

7008 1830 0000 0238 4246

COMPLETE THIS SIDE

A. Signature

X A. Sparks

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

A. Sparks

C. Date of Delivery

3/7/14

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.4. Restricted Delivery? (Extra Fee) ☐ Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMP

ION

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

ESCAMBIA COUNTY [14-265]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

2. Article Number  
(Transfer from service label)

7008 1830 0000 0238 4239

COMPLETE THIS SIDE

A. Signature

X C. Young

☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Young

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.4. Restricted Delivery? (Extra Fee) ☐ Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

10/3142

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**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:

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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

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

14-265

**Document Number:** ECSO14CIV010733NON

**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

By: R Wright, #922  
R. WRIGHT, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: NDSCHERER

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Post Property:

7 WYOMING ST



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

RECEIVED

2014 MAR 10 P 4:09



**ESCAMBIA COUNTY SHERIFF'S OFFICE**  
**ESCAMBIA COUNTY, FLORIDA**  
**NON-ENFORCEABLE RETURN OF SERVICE**

14-265

**Document Number:** ECSO14CIV010715NON

**Agency Number:** 14-005655

**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

By: R Wright # 922  
R. WRIGHT, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: JLBRYANT