

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.
C/O US BANK AS CUSTODIAN
CINCINNATI, Ohio, 45264-5051**

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

Certificate No.	Parcel ID Number	Date	Legal Description
4496	06-4062-500	06/01/2010	33-2S3-033 LT 18 & W 30 FT OF LT 19 BLK 272 N MULWORTH PB 1 P 51 OR 4207 P 1465 OR 4209 P 845 CA 147

2011 TAX ROLL

SEALES PHILIP W
3300 W LEE ST
PENSACOLA , Florida 32501

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.

tda2012 (Taimur Jamil)

Applicant's Signature

04/05/2012

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 5, 2012 / 120113

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 4496**, 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: 06-4062-500**

Certificate Holder:
PPF HOLDINGS III LTD.
C/O US BANK AS CUSTODIAN
CINCINNATI, OHIO 45264-5051

Property Owner:
SEALES PHILIP W
3300 W LEE ST
PENSACOLA, FLORIDA 32501

Legal Description: 33-2S3-033

LT 18 & W 30 FT OF LT 19 BLK 272 N MULWORTH PB 1 P 51 OR 4207 P 1465 OR 4209 P 845 CA 147

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	4318.0000	06/01/11	\$553.21	\$0.00	\$27.66	\$580.87
2010	4496	06/01/10	\$536.15	\$0.00	\$59.09	\$595.24

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
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1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2011)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
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
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
17. Total Amount to Redeem

\$1,176.11
\$0.00
\$262.45
\$150.00
\$75.00
\$1,663.56
\$1,663.56
\$27,018.00
\$6.25

*Done this 5th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice LewisDate of Sale: August 6, 2012

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

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

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necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 004496



00086062332

Dkt: TD83 Pg#:

3

Original Documents Follow

94.50

This Warranty Deed

DR BK 4209 PG0845
Escambia County, Florida
INSTRUMENT 98-446785

DEED DOC STAMPS PD # ESC CO \$ 304.50
01/06/98 ERNIE LEE HENSHALL, CLERK
By: Sallye Arnold

Made this 31st day of December A.D. 19 97
by Timothy J. Anick and Teresa L. Anick,
his wife

hereinafter called the grantor, to
Philip W. Seales, A SINGLE MAN

whose post office address is:
3300 West Lee Street
Pensacola, FL 32505
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia**

County, Florida, viz:

Lot 18 and the West 30 feet of Lot 19, Block 272, North Mulworth,
a subdivision of a portion of Section 33, Township 2 South,
Range 30 West, Escambia County, Florida, according to plat of
said subdivision recorded in Plat Book 1, Page 51 of the public
records of said county.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-2S-30-3301-018-272

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 98

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tasha Melvin
Name: TASHA MELVIN
Debbie Timbie
Name: DEBBIE TIMBIE

Timothy J. Anick LS
Name & Address: Timothy J. Anick
Teresa L. Anick LS
Name & Address: Teresa L. Anick

Name: _____
Name: _____

Name & Address: _____ LS
Name & Address: _____ LS

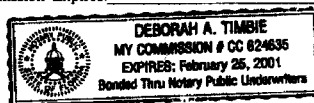
State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this 31st day of **December**, 19 97 ,
by
Timothy J. Anick and Teresa L. Anick, his wife

who is personally known to me or who has produced **drivers license** as identification.

Deborah A. Timbie
Print Name:
Notary Public
My Commission Expires:

PREPARED BY: Debbie Timbie
RECORD & RETURN TO:
First American Title Insurance Company
7201 North 9th Avenue, Suite A-4
Pensacola, Florida 32504
File No: 97-3217



SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 8-6-2012

TAX ACCOUNT NO.: 06-4062-500

CERTIFICATE NO.: 2010-4496

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.

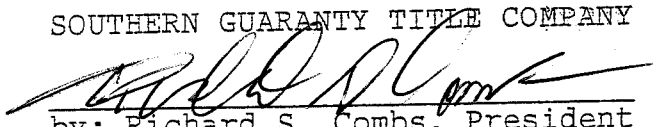
YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for 2011 tax year.

Philip W. Seales
3300 W. Lee St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 10th day of May, 2012.

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.: 9193

May 8, 2012

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4449, page 1690.
2. Taxes for the year 2009-2010 delinquent. The assessed value is \$54,036.00. Tax ID 06-4062-500.

PLEASE NOTE THE FOLLOWING:

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 9193

May 8, 2012

**Lot 18 and the West 30 feet of Lot 19, Block 272, North Mulworth, as per plat thereof,
recorded in Plat Book 1, Page 51, 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.: 9193

May 8, 2012

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 05-08-1992, through 05-08-2012, and said search reveals the following:

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

Philip W. Seales

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: 

May 8, 2012

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

CLERK TO THE BOARD OF
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AUDITOR

IMAGING COVER PAGE

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the original documents

Case: 2010 TD 004496



00002801649

Dkt: TD82 Pg#:

Original Documents Follow

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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 August 6, 2012, 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 **PPF HOLDINGS III LTD** holder of **Tax Certificate No. 04496**, 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 18 & W 30 FT OF LT 19 BLK 272 N MULWORTH PB 1 P 51 OR 4207 P 1465 OR 4209 P 845 CA 147

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064062500 (12-115)

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

PHILIP W SEALES

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first Monday** in the month of August, which is the **6th day of August 2012**.

Dated this 5th day of July 2012.

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 Maryline Avila 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.

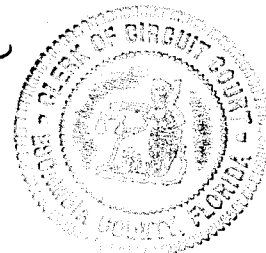
Personal Services:

PHILIP W SEALES
3300 W LEE ST
PENSACOLA, FL 32501

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Maryline Avila
Deputy Clerk



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Post Property:

3300 W LEE ST

**ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:



Maryline Avila
Deputy Clerk



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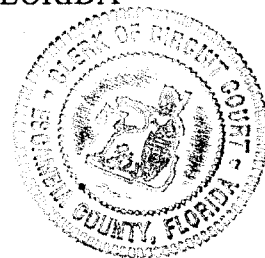
Dated this 5th day of July 2012.

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 Maryline Avila 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.

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Maryline Avila
Deputy Clerk



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

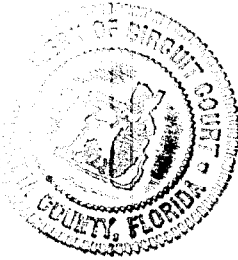
CERTIFICATE # 04496 of 2010

I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 5, 2012, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

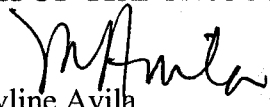
PHILIP W SEALES 3300 W LEE ST PENSACOLA, FL 32501	ESCAMBIA COUNTY ATTN: MSBU DEPT. 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
---	--

WITNESS my official seal this 5th day of July 2012.

SEAL



**ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT**

BY: 
Maryline Avila
Deputy Clerk



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

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AUDITOR

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Case: 2010 TD 004496



00056508139

Dkt: TD81 Pg#:

5

Original Documents Follow

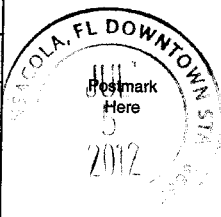
7007 0710 0001 2342 4549

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OFFICIAL USE

Postage	\$ 0.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+
 PS Form 3800, 7-07

ESCAMBIA COUNTY [12-115]
 ATTN: MSBU DEPT.
 221 PALAFOX PLACE STE 430
 PENSACOLA FL 32502

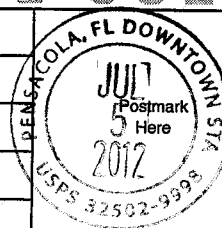
7007 0710 0001 2342 4532

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OFFICIAL USE

Postage	\$ 0.45
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Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



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 PS Form 3800, 7-07

PHILIP W SEALES [12-115]
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ERNIE LEE MAGAHA
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Case: 2010 TD 004496



00096096322

Dkt: TD84 Pg#:

2

Original Documents Follow

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:

PHILIP W SEALES [12-115]
3300 W LEE ST
PENSACOLA, FL 32501

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Philip Seales*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Philip Seales

C. Date of Delivery

7-6-12

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)

7007 0710 0001 2342 4532

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

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Case: 2010 TD 004496



00012148159

Dkt: TD84 Pg#:

2

Original Documents Follow

Escambia County Receipt of Transaction

Receipt # 2018082481

Cashiered by: cjf

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

JACKSON, ANGELLA MARIE
7340 PLANTATION RD APT/LOT 146
PENSACOLA, FL 32504

On Behalf Of:

ANGELLA MARIE JACKSON
7340 PLANTATION RD APT/LOT 146
PENSACOLA, FL 32504

On: 9/6/18 8:30 am
Transaction # 101278309

CaseNumber 2016 CF 004763 A

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(CF22) FELONY COURT COSTS	518.00	0.00	0.00	518.00	0.00	518.00
(CF61) PUBLIC DEFENDER/ATTY COSTS F.S. 938.29	100.00	0.00	0.00	100.00	5.00	95.00
(PPF1) PARTIAL PAYMENT FEE \$5	5.00	0.00	0.00	5.00	5.00	0.00
(CF55) INDIGENT PD APPLICATION FEE \$50	50.00	0.00	0.00	50.00	50.00	0.00
(CF401) DRUG TREATMENT FEE ADMIN ORDER 99-3	300.00	300.00	0.00	0.00	0.00	0.00
Total:	973.00	300.00	0.00	673.00	60.00	613.00

Grand Total:	973.00	300.00	0.00	673.00	60.00	613.00
---------------------	---------------	---------------	-------------	---------------	--------------	---------------

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CASH	OK	60.00	0.00	0.00	0.00	60.00
Payments Total:		60.00	0.00	0.00	0.00	60.00

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:

ESCAMBIA COUNTY [12-115]
ATTN: MSBU DEPT.
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Tara Cannon ☒ Agent ☐ Addressee

B. Received by (Printed Name)

Tara Cannon C. Date of Delivery 7/6/12

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)

7007 0710 0001 2342 4549

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

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

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

This cover page is not a part of the original documents but is
necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 004496



00027349169

Dkt: TD84 Pg#:

2

Original Documents Follow

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 August 6, 2012, 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 **PPF HOLDINGS III LTD** holder of **Tax Certificate No. 04496**, 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 18 & W 30 FT OF LT 19 BLK 272 N MULWORTH PB 1 P 51 OR 4207 P 1465 OR 4209 P 845 CA 147

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064062500 (12-115)

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

PHILIP W SEALES

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of August, which is the 6th day of August 2012.

Dated this 5th day of July 2012.

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 Maryline Avila 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:

PHILIP W SEALES
3300 W LEE ST
PENSACOLA, FL 32501

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

M. Avila
Maryline Avila
Deputy Clerk



RECEIVED
 2012 JUL -6 A 9:58
 ESCAMBIA COUNTY
 CLERK'S OFFICE

ESCAMBIA COUNTY SHERIFF'S OFFICE

ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO12CIV031617NON

Agency Number: 12-009677

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 04496, 2010

Attorney/Agent:

ERNIE LEE MAGAHA
CLERK OF THE COURT
TAX DEEDS

Plaintiff: RE PHILIP W SEALES

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/6/2012 at 9:58 AM and served same on PHILIP W SEALES , at 1:32 PM on 7/10/2012 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: Karen on Hughes 933
K. HUGHES, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDCURRAN

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 August 6, 2012, 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 **PPF HOLDINGS III LTD** holder of **Tax Certificate No. 04496**, 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 18 & W 30 FT OF LT 19 BLK 272 N MULWORTH PB 1 P 51 OR 4207 P 1465 OR 4209 P 845 CA 147

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 064062500 (12-115)

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

PHILIP W SEALES

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first Monday** in the month of August, which is the **6th day of August 2012**.

Dated this 5th day of July 2012.

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 Maryline Avila 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.

**ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Post Property:

3300 W LEE ST

By:

Maryline Avila
Deputy Clerk



RECEIVED
2012 JUL -6 A 9:58
ESCAMBIA COUNTY, FL
CLERK'S OFFICE

ESCAMBIA COUNTY SHERIFF'S OFFICE

ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO12CIV031616NON

Agency Number: 12-009676

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 04496, 2010

Attorney/Agent:

ERNIE LEE MAGAHA
CLERK OF THE COURT
TAX DEEDS

Plaintiff: RE PHILIP W SEALES

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/6/2012 at 9:58 AM and served same at 2:46 PM on 7/6/2012 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. MILLER, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

This cover page is not a part of the original documents but is
necessary to avoid obscuring any information on
the original documents

Case: 2010 TD 004496



00061197281

Dkt: TD84 Pg#:

5

Original Documents Follow



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Amendment 1 Calculations](#)

[Back](#)



Navigate Mode

☒ **Account**

☐ **Reference**



[Printer Friendly Version](#)

General Information

Reference: 3325303301018272
Account: 064062500
Owners: SEALES PHILIP W
Mail: 3300 W LEE ST
PENSACOLA, FL 32501
Situs: 3300 W LEE ST 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley,
Escambia County Tax Collector

2011 Certified Roll Assessment

Improvements: \$46,789
Land: \$11,221
Total: \$58,010
Save Our Homes: \$54,036

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/1997	4209	845	\$43,500	WD	View Instr
12/1997	4207	1465	\$43,500	SC	View Instr
11/1994	3686	13	\$44,000	WD	View Instr
08/1994	3635	463	\$41,800	CT	View Instr

Official Records Inquiry courtesy of Ernie Lee Magaha,
Escambia County Clerk of the Court

2011 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 18 & W 30 FT OF LT 19 BLK
272 N MULWORTH PB 1 P 51
OR 4207 P 1465...

Extra Features

None

Parcel Information

[Restore Map](#)

[Get Map Image](#)

[Launch Interactive Map](#)

Section Map

Id:

CA147

Approx. Acreage:

0.3100

Zoned:

R-3

Ernie Lee Magaha,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1405958	Receipt Date	04/27/2012

Case Number	2010 TD 004496
Description	PPF HOLDINGS III LTD VS

Action TAX DEED APPLICATION

Judge

Received From PPF HOLDINGS III LTD

On Behalf Of PPF HOLDINGS III LTD

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#932219

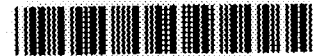
Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/27/2012 12:12:51

Comments



ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, FL
P.O. Box 333
Pensacola, FL 32591
850-595-3930



Print Date:
4/27/2012 12:12:13
PM

Transaction #: 932219
Receipt #: 201225776
Cashier Date: 4/27/2012 12:12:13 PM (MAVILA)

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 04/27/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

1 Payments



CLERK

\$401.00

0 Recorded Items

0 Search Items

1 Miscellaneous Items



(MISC FEE) MISCELLANEOUS FEES
TAX CERT#04496 OF 2010

TAXCR	341	\$341.00
TAXCT	1	\$60.00

(Warrington) Pensacola, Escambia County, Florida

County of Escambia

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of TAX DEED SALE SALE: 08/06/2012 - TAX CERT #: 04496

_____ in the _____ CIRCUIT _____ Court
was published in said newspaper in the issues of _____
JULY 5, 12, 19, 26, 2012

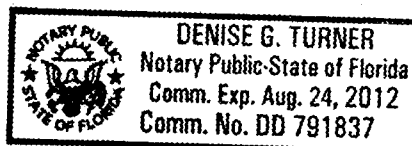
Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Michael J. Bremer

PUBLISHER

Sworn to and subscribed before me this 26TH
day of JULY A.D., 20 12

Denise G. Turner
DENISE G. TURNER
NOTARY PUBLIC



NOTICE IS HEREBY GIVEN, That PFF HOLDINGS III LTD holder of Tax Certificate No. 04496, 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 18 & W 30 FT OF LT 19 BLK 272
N MULWORTH FB 1 P 31 OR 4207 P
1465 OR 4209 P 245 CA 147

SECTION 33, TOWNSHIP 2 S,
RANGE 30 W

TAX ACCOUNT NUMBER
064062300 (12-115)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the first Monday in the month of August, which is the 6th day of August 2012.

Dated this 3th day of July 2012.

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 Maryline Avila 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.

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Maryline Avila
Deputy Clerk

onw-4w-7-5-12-19-26-2013

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



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

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

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

Case # 2010 TD 004496

Redeemed Date 07/19/2012

Name PHILIP W SEALES 3300 W LEE ST PENSACOLA, FL 32501

Clerk's Total = TAXDEED	\$425.06
Due Tax Collector = TAXDEED	\$1,775.87
Postage = TD2	\$12.00
ResearcherCopies = TD6	\$5.00

Apply Docket Codes

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1405958 Date: 04/27/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1405958 Date: 04/27/2012	341.00	0.00	
05/03/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
05/18/2012	TD82	O & E REPORT	0.00	0.00	
07/06/2012	TD81	CERTIFICATE OF MAILING	0.00	0.00	
07/09/2012	TD84	CORRESPONDENCE(certified mail receipts)mva	0.00	0.00	
07/10/2012	TD84	CORRESPONDENCE(green card)mva	0.00	0.00	
07/11/2012	TD84	CORRESPONDENCE(green card)mva	0.00	0.00	
07/19/2012	TD2	POSTAGE TAX DEEDS	12.00	12.00	
07/19/2012	TD6	TITLE RESEARCHER COPY CHARGES	5.00	5.00	
07/19/2012	TAXDEED	TAXDEED Due Tax Collector	1,775.87	1,775.87	
07/19/2012	TAXDEED	TAXDEED Clerk's Total	425.06	425.06	

Red	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$77.00	\$60.00	\$0.00	\$17.00
2	Holding	\$2,541.93	\$341.00	\$0.00	\$2,200.93
	TOTAL	\$2,618.93	\$401.00	\$0.00	\$2,217.93

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



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

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

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

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 064062500 Certificate Number: 004496 of 2010

Payor: PHILIP W SEALES 3300 W LEE ST PENSACOLA, FL 32501 Date 07/19/2012

Clerk's Check #	1	Clerk's Total	\$425.06
Tax Collector Check #	1	Tax Collector's Total	\$1,775.87
		Postage	\$12.00
		Researcher Copies	\$5.00
		Total Received	\$2,217.93

ERNIE LEE MAGAHA
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

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

Ernie Lee Magaha,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1434520	Receipt Date	07/19/2012

Case Number	2010 TD 004496
Description	PPF HOLDINGS III LTD VS

Action TAX DEED REDEMPTION

Judge

Received From PHILIP W SEALES

On Behalf Of PPF HOLDINGS III LTD

Total Received	2,217.93
Net Received	2,217.93
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	2,217.93	CASH

Receipt Applications	Amount
Holding	2,200.93
Service Charge	17.00

Deputy Clerk: mavila Transaction Date 07/19/2012 16:31:15

Comments



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 064062500 Certificate Number: 004496 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/06/2012"/>	Redemption Date <input type="text" value="07/19/2012"/>
Months	4	3
Tax Collector	<input type="text" value="\$1,663.56"/>	<input type="text" value="\$1,663.56"/>
Tax Collector Interest	\$99.81	\$74.86
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$1,775.87	\$1,750.92
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	\$24.06	\$18.05
Total Clerk	\$425.06	\$419.05
Postage	<input type="text" value="\$12.00"/>	<input type="text" value="\$12.00"/>
Researcher Copies	<input type="text" value="\$5.00"/>	<input type="text" value="\$5.00"/>
Total Redemption Amount	\$2,217.93	\$2,186.97
	Repayment Overpayment Refund Amount	\$30.96 + 40 = 70.96

Notes
 7/9/2012 PHILIP W SEALES CALLED FOR REDEMPTION QUOTE..MVA
 7/18/2012 PHILIP W SEALES CALLED FOR REDEMPTION QUOTE..MVA

Submit

Reset

Print Preview

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

63-27
631

9000016164

PAY

*TWO THOUSAND ONE HUNDRED SEVENTY EIGHT AND 85/100

PPF HOLDINGS III LTD

TO THE PPF HOLDINGS III LTD
ORDER C/O US BANK AS CUSTODIAN
OF P O BOX 645051
CINCINNATI, OH 45264

DATE

AMOUNT

07/20/2012

2,178.85

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016164⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016164

Date	Case Number	Description	Amount
07/20/2012	2010 TD 004564	PAYMENT TAX DEEDS	502.65
07/20/2012	2010 TD 006281	PAYMENT TAX DEEDS	419.05
07/20/2012	2010 TD 004754	PAYMENT TAX DEEDS	419.05
07/20/2012	2010 TD 004496	PAYMENT TAX DEEDS	419.05
07/20/2012	2010 TD 007066	PAYMENT TAX DEEDS	419.05

9000016164

Check: 9000016164 07/20/2012 PPF HOLDINGS III LTD

Check Amount: 2,178.85

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER
P.O. BOX 333
PENSACOLA, FL 32591-0333
(850) 595-4140
REGISTRY ACCOUNT

Bank of America
PENSACOLA, FLORIDA
VOID AFTER 6 MONTHS

63-27
631

9000016159

PAY

*SEVENTEEN THOUSAND FOUR HUNDRED NINETY NINE AND 29/100

JANET HOLLEY TAX COLLECTOR

TO THE JANET HOLLEY TAX COLLECTOR
ORDER 213 PALAFOX PLACE
OF PENSACOLA, FL 32502

DATE
07/20/2012

AMOUNT
17,499.29

Ernie Lee Magaha
ERNIE LEE MAGAHA, CLERK OF THE COURT

⑈9000016159⑈ ⑆063100277⑆ 898033991356⑈

ERNIE LEE MAGAHA
CLERK OF THE COURT & COMPTROLLER

9000016159

Date	Case Number	Description	Amount
07/20/2012	2010 TD 004754	PAYMENT TAX DEEDS	2,975.64
07/20/2012	2010 TD 004496	PAYMENT TAX DEEDS	1,750.92
07/20/2012	2010 TD 006830	PAYMENT TAX DEEDS	6,694.35
07/20/2012	2010 TD 004564	PAYMENT TAX DEEDS	1,955.24
07/20/2012	2010 TD 007066	PAYMENT TAX DEEDS	1,865.74
07/20/2012	2010 TD 006281	PAYMENT TAX DEEDS	2,257.40

9000016159

Check: 9000016159 07/20/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 17,499.29

Done M
7-23-12