

Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1500706	Receipt Date	05/03/2013

Case Number	2010 TD 006245
Description	TC 10U LLC VS

Action TAX DEED APPLICATION

Judge

Received From TC 10U LLC

On Behalf Of TC 10U LLC

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Check	401.00	16129

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/03/2013 15:18:17

Comments

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



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

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

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

Case # 2010 TD 006245
Redeemed Date 05/13/2013

Name ASHTON PATZAN-CAMEY 4671 OAKLAND DR PENSACOLA, FL 32526

<input type="checkbox"/> Clerk's Total = TAXDEED	\$431.08
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$1,337.01
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1500706 Date: 05/03/2013	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1500706 Date: 05/03/2013	60.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
	TOTAL	\$401.00	\$401.00	\$0.00	\$0.00

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
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OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale**

Account: 092095000 Certificate Number: 006245 of 2010

**Payor: ASHTON PATZAN-CAMEY 4671 OAKLAND DR PENSACOLA, FL 32526 Date
05/13/2013**

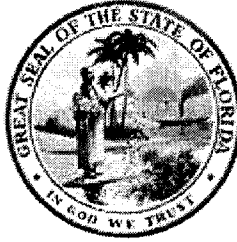
Clerk's Check #	1	Clerk's Total	\$431.08
Tax Collector Check #	1	Tax Collector's Total	\$1,337.01
		Postage	\$60.00
		Researcher Copies	\$0.00
		Total Received	\$1,828.09

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

**Case # 2010 TD 006245
 Redeemed Date 05/13/2013**

Name ASHTON PATZAN-CAMEY 4671 OAKLAND DR PENSACOLA, FL 32526

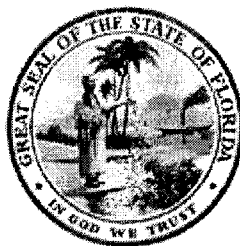
<input type="checkbox"/> Clerk's Total = TAXDEED	\$431.08
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$1,337.01
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$40.00

• For Office Use Only

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 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

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


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

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 092095000 Certificate Number: 006245 of 2010

Payor: ASHTON PATZAN-CAMEY 4671 OAKLAND DR PENSACOLA, FL 32526 Date
05/13/2013

Clerk's Check #	1	Clerk's Total	\$431.08
Tax Collector Check #	1	Tax Collector's Total	\$1,337.01
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$1,868.09

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
 Deputy Clerk

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 092095000 Certificate Number: 006245 of 2010

Redemption ☒ Yes Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/03/2013"/>	Redemption Date <input type="text" value="05/13/2013"/>
Months	<input type="text" value="5"/>	<input type="text" value="1"/>
Tax Collector	<input type="text" value="\$1,237.92"/>	<input type="text" value="\$1,237.92"/>
Tax Collector Interest	<input type="text" value="\$92.84"/>	<input type="text" value="\$18.57"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$1,337.01"/>	<input type="text" value="\$1,262.74"/>
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	<input type="text" value="\$30.08"/>	<input type="text" value="\$6.02"/>
Total Clerk	<input type="text" value="\$431.08"/>	<input type="text" value="\$407.02"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$40.00"/>
Total Redemption Amount	<input type="text" value="\$1,868.09"/>	<input type="text" value="\$1,769.76"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$98.33"/> <i>120 + 221 = 441 33</i>

Notes

Submit

Reset

Print Preview

PAM CHILDERS
 CLERK OF CIRCUIT COURT & COMPTROLLER
 ESCAMBIA COUNTY, FLORIDA
 P.O. BOX 333
 PENSACOLA, FL 32591-0333
 (850) 595-4140
 REGISTRY ACCOUNT

Bank of America
 PENSACOLA, FLORIDA
 VOID AFTER 6 MONTHS

9000018653

63-27
 631

PAY

*FOUR HUNDRED THIRTY-NINE AND 33/100

ASHTON PATZAN-CAMEY

TO THE
 ORDER
 OF

ASHTON PATZAN-CAMEY
 4671 OAKLAND DR
 PENSACOLA, FL 32526

DATE

AMOUNT

05/14/2013

\$439.33

PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018653⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
 CLERK OF CIRCUIT COURT & COMPTROLLER

9000018653

05/14/2013 2010 TD 006245

Case # 2010 TD 006245 Registry Check

439.33

9000018653

05/14/2013 ASHTON PATZAN-CAMEY

\$439.33

PAM CHILDERS
 CLERK OF CIRCUIT COURT & COMPTROLLER
 ESCAMBIA COUNTY, FLORIDA
 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

9000018652

PAY

*FOUR HUNDRED SEVEN AND 02/100

TC10U LLC

DATE

AMOUNT

TO THE
 ORDER OF
 TC10U LLC
 PO BOX 172299
 TAMPA, FL 33672

05/14/2013

\$407.02

PAM CHILDERS, CLERK OF CIRCUIT COURT & COMPTROLLER



⑈9000018652⑈ ⑆063100277⑆ 898033991356⑈

PAM CHILDERS
 CLERK OF CIRCUIT COURT & COMPTROLLER

9000018652

05/14/2013 2010 TD 006245

Case # 2010 TD 006245 Registry Check

407.02

9000018652

05/14/2013 TC10U LLC

\$407.02

PAM CHILDERS
 CLERK OF CIRCUIT COURT & COMPTROLLER
 ESCAMBIA COUNTY, FLORIDA
 P.O. BOX 333
 PENSACOLA, FL 32591-0333
 (850) 595-4140
 REGISTRY ACCOUNT

Bank of America
 PENSACOLA, FLORIDA
 VOID AFTER 6 MONTHS

9000018648

63-27
 631

PAY

NINETY EIGHT THOUSAND ONE HUNDRED SIXTY-ONE AND 29/100

JANET HOLLEY TAX COLLECTOR

DATE

AMOUNT

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

05/14/2013

\$98,161.29

PAM CHILDERS CLERK OF CIRCUIT COURT & COMPTROLLER

9000018648 063100277 898033991356

PAM CHILDERS
 CLERK OF CIRCUIT COURT & COMPTROLLER

9000018648

05/14/2013	2010 TD 011239	Case # 2010 TD 011239 Registry Check	2,426.88
05/14/2013	2010 TD 005412	Case # 2010 TD 005412 Registry Check	3,714.27
05/14/2013	2010 TD 008781	Case # 2010 TD 008781 Registry Check	3,448.02
05/14/2013	2010 TD 011175	Case # 2010 TD 011175 Registry Check	4,354.54
05/14/2013	2010 TD 011057	Case # 2010 TD 011057 Registry Check	3,493.58
05/14/2013	2010 TD 005255	Case # 2010 TD 005255 Registry Check	4,701.35
05/14/2013		Additional payments total	16,022.65

9000018648

05/14/2013 JANET HOLLEY TAX COLLECTOR \$98,161.29

Donna M. 5/14/13

INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-CARPET
NO. STORIES-1.00
FLOOR COVER-VINYL/CORK
DECOR/MILLWORK-BELOW AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-WOOD FRAME

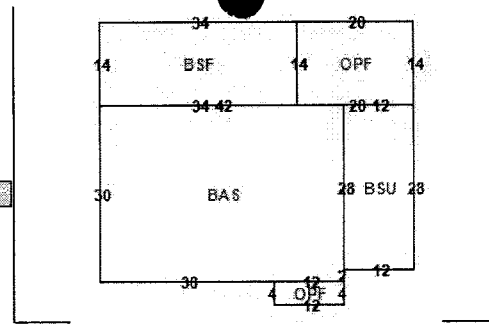
Areas - 2400 Total SF

BASE AREA - 1260

BASE SEMI FIN - 476

BASE SEMI UNF - 336

OPEN PORCH FIN - 328



Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/13/2013 (tc.5320)



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: 012S312000016002
Account: 092095000
Owners: HICKS JAMES L & KAREN RAE
Mail: 4671 OAKLAND DR
 PENSACOLA, FL 32526
Situs: 4671 OAKLAND DR 32526
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

2012 Certified Roll Assessment

Improvements: \$42,093
Land: \$9,500
Total: \$51,593
Save Our Homes: \$33,161

[Disclaimer](#)

[Amendment 1 Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/1996	4152	1540	\$2,500	WD	View Instr
05/1996	3995	42	\$100	QC	View Instr
12/1993	3494	347	\$1,250	WD	View Instr
12/1993	3494	346	\$4,000	QC	View Instr

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

2012 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LT 16 BLK B OR 3494 P 347 OR 3995 P 42 OR 4152 P
 1540 AVONDALE S/D PPB 5 P 32

Extra Features

METAL BUILDING

Parcel Information

Section Map Id:
 01-2S-31-2

Approx. Acreage:
 0.3100

Zoned:
 R-2

Evacuation & Flood Information
[Open Report](#)



[Launch Interactive Map](#)

Buildings

Building 1 - Address: 4671 OAKLAND DR, Year Built: 1959, Effective Year: 1959

Structural Elements

FOUNDATION-SLAB ON GRADE
EXTERIOR WALL-SIDING-SHT.AVG.
NO. PLUMBING FIXTURES-3.00
DWELLING UNITS-1.00
ROOF FRAMING-GABLE
ROOF COVER-COMPOSITION SHG

12.00
126.00
72.00
240.00

Return to Southeast Title Group
1101 N. Palafox St.
Pensacola, FL 32501

OR 4152 PG1544
Escambia County, Florida
INSTRUMENT 97-403071

MTG DOC STAMPS PD @ ESC CO \$ 126.00

07/22/97 ERNIE LEE MAGANA, CLERK

By:

Sally Arnold

INTANGIBLE TAX PD @ ESC CO \$ 72.00

07/22/97 ERNIE LEE MAGANA, CLERK

By:

Sally Arnold

Prepared by G. FRENCH FOR HORIZON BANK OF FLORIDA
(name)

180 NORTH PALAFOX STREET
(address)

PENSACOLA, FLORIDA 32501

97P-06157

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on JULY 10, 1997. The mortgagor is JAMES LOWELL HICKS AND KAREN RAE HICKS, HUSBAND AND WIFE.

whose address is 4671 OAKLAND DRIVE, PENSACOLA, FL 32526.

("Borrower"). This Security Instrument is given to HORIZON BANK OF FLORIDA.

FLORIDA, which is organized and existing under the laws of THE STATE OF

180 N. PALAFOX ST., PO BOX 1272, PENSACOLA, FL 32596, and whose address is

("Lender"). Borrower owes Lender the principal sum of THIRTY SIX THOUSAND AND NO/100* * * * * Dollars (U.S. \$ 36,000.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on JULY 10, 2012. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in ESCAMBIA County, Florida:

LOT 16, BLOCK B, AVONDALE SUBDIVISION PART "A", ACCORDING TO PLAT THEREOF
RECORDED IN PLAT BOOK 5 AT PAGE 32 OF THE PUBLIC RECORDS OF ESCAMBIA
COUNTY, FLORIDA.

which has the address of 4671 OAKLAND DRIVE, PENSACOLA, FLORIDA 32526.

Florida 32526 ("Property Address");

FLORIDA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Bankers Systems, Inc., St. Cloud, MN (1-800-397-2341) Form MD-1-FL 6/23/94

Form 3016 9/88



(page 1 of 6)

Signed, sealed and delivered
in the presence of:

Witness: Joyce H. Goldman

Witness: CHRISTINE KAHNITZ

Charles R. Thomas
CHARLES RAY THOMAS

Address: 6509 Canton St
Millington, TN

Witness: _____

Address: _____

Witness: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared CHARLES RAY THOMAS, who is/are personally known to me or who, by producing the identification described below, is/are known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that they executed the same for the purpose(s) therein expressed.

Witness my hand and official seal in the county and state aforesaid this 11th day of JULY, 1996.

Joyce H. Goldman
Notary Public Sign Above

Print Name: Joyce H. Goldman

My Commission #: _____

Identification Examined: _____

Personally known
to me.

\f\wd.ind



OFFICIAL SEAL
JOYCE H. GOLDMAN
My Commission Expires
Feb. 14, 1997
Comm. No. CC 264267

RCD Jul 22, 1997 10:19 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-403068

DEED DOC STAMPS PD @ ESC CO \$ 17.50
07/22/97 ERNIE LEE MAGNAN, CLERK
By: *Salma*Recording Fees: \$ _____
Documentary Stamps: + \$ _____
Total: \$ _____This Instrument Prepared By/Return to:
MONICA TAYLOR
✓ Southeast Title Group, Inc.
200 West Jackson Street
Pensacola, Florida 32501
SE File #96P-07020Property Appraisers Parcel I.D. Number(s):
09.2095.000

Grantee(s) S.S.#(s):

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED made and executed the 14th day of JULY, 1996 by CHARLES RAY THOMAS, AS TO HIS SEPARATE NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to JAMES LOWELL HICKS and KAREN RAE HICKS, HUSBAND AND WIFE, whose post office address is: 4671 OAKLAND DRIVE, PENSACOLA, FLORIDA, 32526 hereinafter called the Grantee:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in ESCAMBIA County, State of Florida, viz:

LOT 16, BLOCK "B", ACCORDING TO THE PLAT OF AVONDALE SUBDIVISION PART "A", AS THE SAME APPEARS OF RECORD IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA IN PLAT BOOK 5 AT PAGE 32.

**** THIS DEED IS FULL AND FINAL SATISFACTION OF THAT CERTAIN AGREEMENT FOR DEED RECORDED IN O.R. BOOK 3494, PAGE 347 AND IS ALSO CORRECTING THAT CERTAIN DEED RECORDED IN O.R. BOOK 3995, PAGE 42 (TO ADD BOTH GRANTEES) ****

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, and hereby 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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 1995.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

7-9-97

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: 9-3-2013

TAX ACCOUNT NO.: 09-2095-000

CERTIFICATE NO.: 2010-6245

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

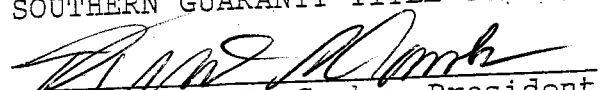
 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 221 Palafox Place, 4th Floor/
190 Governmental Center, 32502
 X Homestead for 2012 tax year.

James Lowell Hicks
Karen Rae Hicks aka
Karen R. Wilkerson-Hicks
aka Karen R. Wilkerson
4671 Oakland Dr.
Pensacola, FL 32526

Coastal Bank & Trust
formerly Horizon Bank of Florida
125 W. Romana St.
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 30th day of April, 2013.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10245

April 30, 2013

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

1. That certain mortgage executed by James Lowell Hicks and Karen Rae Hicks AKA Karen R. Wilkerson-Hicks, husband and wife in favor of Coastal Bank & Trust formerly Horizon Bank of Florida dated 07/10/1997 and recorded 07/22/1997 in Official Records Book 4152, page 1544 of the public records of Escambia County, Florida, in the original amount of \$36,000.00.
2. MSBU Lien filed by Escambia County recorded in O.R. Book 4318, page 385.
3. Taxes for the year 2009-2011 delinquent. The assessed value is \$33,161.00. Tax ID 09-2095-000.

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.: 10245

April 30, 2013

Lot 16, Block B, Avondale Subdivision Part "A", as per plat thereof, recorded in Plat Book 5, Page 32, 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.: 10245

April 30, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 04-30-1993, through 04-30-2013, and said search reveals the following:

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

James Lowell Hicks and Karen Rae Hicks AKA Karen R. Wilkerson-Hicks, divorced

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: 

April 30, 2013

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.	Parcel ID Number	Date	Legal Description
6245	09-2095-000	06/01/2010	01-2S3-120 LT 16 BLK B OR 3494 P 347 OR 3995 P 42 OR 4152 P 1540 AVONDALE S/D PPB 5 P 32

2012 TAX ROLL

HICKS JAMES L & KAREN RAE
4671 OAKLAND DR
PENSACOLA , Florida 32526

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

04/22/2013
Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 22, 2013 / 130036

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 6245**, 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: 09-2095-000**

Certificate Holder:

TC 10U, LLC PENDER NEWKIRK CUST TC10U, LLC
PO BOX 172299
TAMPA, FLORIDA 33672

Property Owner:

HICKS JAMES L & KAREN RAE
4671 OAKLAND DR
PENSACOLA, FLORIDA 32526

Legal Description: 01-2S3-120

LT 16 BLK B OR 3494 P 347 OR 3995 P 42 OR 4152 P 1540 AVONDALE S/D PPB 5 P 32

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	6245	06/01/10	\$193.85	\$0.00	\$48.06	\$241.91

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
2012	5747.0000	06/01/12	\$256.40	\$6.25	\$15.38	\$278.03
2011	6009.0000	06/01/11	\$213.07	\$6.25	\$56.15	\$275.47

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 (2012)
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

\$795.41
\$0.00
\$217.51
\$150.00
\$75.00
\$1,237.92
\$1,237.92
\$16,580.50
\$6.25

*Done this 22nd day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Florida Mahon

Date of Sale:

September 3, 2013

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