

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

11/30/2012

FULL LEGAL DESCRIPTION
Parcel ID Number: 10-0303-100

December 06, 2012
Tax Year: 2009
Certificate Number: 7041

N1/2 OF LT 20 ALL LT 21 S1/2 OF LT 22 BLK 40 BEACH HAVEN PLAT DB 46 P 51 ALSO N1/2 OF LT 22 ALL LTS 23 &
24 BLK 40 BEACH HAVEN PLAT DB 46 P 51 OR 5904 P 1080 SEC 54/35 T2S R 30/31

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
7041	10-0303-100	06/01/2010	35-2S3-110 N1/2 OF LT 20 ALL LT 21 S1/2 OF LT 22 BLK 40 BEACH HAVEN PLAT DB 46 P 51 ALSO N1/2 OF LT 22 ALL LTS 23 & 24 BLK 40 BEACH HAVEN PLAT DB 46 P 51 OR 5904 P 1080 SEC 54/35 T2S R 30/31

2012 TAX ROLL

GARDINER DENNIS
1705 BLAKELY AVE
PENSACOLA, Florida 32507

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

11/30/2012

Date

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Nov 30, 2012 / 121033

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 7041**, 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: 10-0303-100**

Certificate Holder:

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

Property Owner:

GARDINER DENNIS
1705 BLAKELY AVE
PENSACOLA, FLORIDA 32507

Legal Description: 35-2S3-110

N1/2 OF LT 20 ALL LT 21 S1/2 OF LT 22 BLK 40 BEACH HAVEN PLAT DB 46 P 51 ALSO N1/2 OF LT 22 ALL LTS 23 & 24 BLK 40 BEACH HAVEN PLAT DB 46 P 51 OR 590 ...

See attachment for full legal description.

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	7041	06/01/10	\$338.98	\$0.00	\$78.39	\$417.37

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	6456.0000	06/01/12	\$767.14	\$6.25	\$38.36	\$811.75
2011	6840.0000	06/01/11	\$341.75	\$6.25	\$92.27	\$440.27
2009	6668	06/01/09	\$343.42	\$6.25	\$216.35	\$566.02

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

\$2,235.41
\$0.00
\$631.95
\$150.00
\$75.00
\$3,092.36
\$3,092.36
\$6.25

*Done this 30th day of November, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale:

August 5, 2013

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

PAM CHILDERS
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 007041



00020238228

Dkt: TD83 Pg#:

4

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

This is to certify that the holder listed below of Tax Sale Certificate Number 2010/ 7041.000, Issued the 01st day of June, 2010, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:

10-0303-100

Cert TC 10U, LLC
Holder PENDER NEWKIRK CUST TC10U, LLC
 PO BOX 172299
 TAMPA FL 33672

Property GARDINER DENNIS
Owner 1705 BLAKELY AVE
 PENSACOLA FL 32507

N1/2 OF LT 20 ALL LT 21
 S1/2 OF LT 22 BLK 40
 BEACH HAVEN PLAT DB 46 P 51
 ALSO N1/2 OF LT 22 ALL LTS
 23 & 24 BLK 40 BEACH HAVEN

PLAT DB 46 P 51
 OR 5904 P 1080
 SEC 54/35 T2S R 30/31

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 Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2010/ 7041.000	06/01/2010	93.30	0.00	21.58	114.88

Certificates Redeemed by Applicant in Connection With This Tax Deed Application or included (County) in connection with this Tax Deed Application:

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2009/ 6668.000	06/01/2009	92.80	6.25	58.46	157.51
2011/ 6840.000	06/01/2011	98.30	6.25	26.54	131.09
2012/ 6456.000	06/01/2012	504.21	6.25	25.21	535.67

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County) 939.15
2. Total of Delinquent Taxes Paid by Tax Deed Applicant 418.62
3. Total of Current Taxes Paid by Tax Deed Applicant .{ }
4. Ownership and Encumbrance Report Fee 150.00
5. Total Tax Deed Application Fee 75.00
6. Total Certified By Tax Collector To Clerk of Court 1,582.77
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. Total of Lines 12 thru 14 (Statutory Opening Bid)
16. Redemption Fee 6.25
17. Total Amount to Redeem

* Done this the 12th day of March, 2014

TAX COLLECTOR OF Escambia County Tax Collector County

Date of Sale: August 4, 2014

By

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

Em

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2010 CF 001472 A
DIVISION: B

DEFENDANT: DENNIS ALLEN GARDINER
1705 BLAKELY AVE
PENSACOLA FL 32507

DATE OF BIRTH: 12/20/1961

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On November 18, 2010, 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 \$768.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (6%) 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 23 day of November, 2010

CIRCUIT JUDGE

cc: ASSISTANT STATE ATTORNEY
cc: DEFENDANT

Case: 2010 CF 001472 A

00070416678

Dkt: CLFC Pg#:

This Instrument Was Prepared
By And Is To Be Returned To:
B. CAROL MERRITT,
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:

N1/2 OF LT 20 ALL LT 21 S1/2 OF LT 22 BLK 40 BEACH HAVEN PLAT DB 46 P 51 ALSO N1/2 OF LT 22 ALL LTS...

Customer: DENNIS GARDINER

Account Number: 231506-112918

Amount of Lien: \$68.70, 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, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

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: 12/19/12

EMERALD COAST UTILITIES AUTHORITY

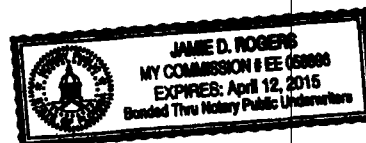
BY: B. Carol Merritt

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 26 day of DECEMBER, 20 12, by B. CAROL MERRITT of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Notary Seal]

Janie D. Rogers
Notary Public - State of Florida



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

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 29 day of July 2011 by the County Administrator as authorized by the Escambia County Board of County Commissioners.

Witness Susan Hendrix
Print Name Susan Hendrix

ESCAMBIA COUNTY, FLORIDA

Witness Aurelynn Martin-Washington
Print Name Aurelynn Martin-Washington

Charles R. Oliver 7/29/11

By: Charles R. "Randy" Oliver,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29th day of July, 2011, by Charles R. "Randy" Oliver, 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. DD 684413

(Notary Seal)

China Cheryl Lively
Signature of Notary Public

CHINA CHERYL LIVELY

Printed Name of Notary Public

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Place
Pensacola, FL 32505
(850) 595-1820

CE100804829

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 Dennis Gardiner located at 1705 Blakely Ave. and more particularly described as:

PR# 352S311000020040

N1/2 OF LT 20 ALL LT 21 S1/2 OF LT 22 BLK 40 BEACH HAVEN PLAT DB 46 P 51 ALSO
N1/2 OF LT 22 ALL LTS 23 & 24 BLK 40 BEACH HAVEN PLAT DB 46 P 51 OR 5904 P
1080 SEC 54/35 T2S R 30/31

A field investigation by the Office of Environmental Enforcement was conducted on June 9, 2011 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), (d), (c)

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	\$ 900.00
Administrative costs	<u>\$ 250.00</u>
Total	\$1,150.00

The principal amount of this lien shall bear interest at a rate of 8% per annum; provided, however, that no interest shall accrue until the 30th day after the filing of the lien in the official

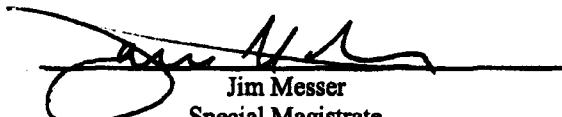
The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

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.

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 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 6th day
of MAY, 2008.


Jim Messer
Special Magistrate
Office of Environmental Enforcement

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: Dennis Gorman shall have until 6/3/08, 2008 to correct the violation and to bring the violation into compliance. Corrective action shall include: ① Complete removal of ALL trash & debris ② relocate inoperable vehicles to yard and erect 6' opaque fence on removal. inoperable vehicle from the front of the premises

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing 6/4/08, 2008.

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 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 property.

Costs in the amount of \$1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Dennis Gorman.

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 08-01-0557

Location: 1705 Blakely Avenue

PR# 352S31-1000-020-040

Dennis Gardiner
1705 Blakely Avenue
Pensacola, FL 32507

ORDER

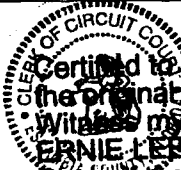
This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in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

Dennis Gardiner *Notice by certified mail and posting* 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 ALL VIOLATIONS ARE ALLEGED

has occurred and continues.

 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
By: Christina Neepers D.C.
Date: MAY 08 2008

Witnesses:

Ada Richey

Ada Richey

Nilda Rondon

Nilda Rondon

Stanley Winters

STANLEY WINTERS

OR BK3717 Pg0765
INSTRUMENT 00186204

STATE OF

ILLINOIS

COUNTY OF

COOK

Before the subscriber personally appeared STANLEY WINTERS, who produced identification of STATE ID and did not take an oath.



Theodora I. Krause
Notary Public

Instrument 00186204
Filed and recorded in the
public records
FEBRUARY 3, 1995
at 10:34 A.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER
Escambia County,
Florida

94150
20

OR Bk3717 Pg0764
INSTRUMENT 00186204

STATE OF FLORIDA
ESCAMBIA COUNTY

This Instrument was Prepared by:
Robert S. Sande
2706 Graupera Street
Pensacola, FL Address
Return Instrument to: 32507
Same Name and Address

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That LINDA WINTERS and STANLEY WINTERS as Above for and Address

consideration of Ten and No/100 (\$10.00) DOLLARS and all other Good and Valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto ROBERT S. SANDE and CAROLYN E. SANDE

their heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

The North one-half(1/2) of Lot 20, all of Lot 21, and the South one-half(1/2) of Lot 22, Block 40, Beach Haven, a subdivision according to plat thereof as filed in Deed Book 46, page 51, of the public records of Escambia County, Florida.

D S PD Deed 80.70
Mort 80.00 ASUM 80.00
FEBRUARY 3, 1995
Joe A. Flowers, Comptroller
Cert. Reg. 58-2043328-27-01
Bt. J. Cantrell D.C.

Together with all and singular the tenements, hereditaments and appurtenances thereto belong or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we ~~X~~ are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that our heirs, executors and administrators, the said grantee s, their heirs, executors, administrators, and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19th day of September, A.D. 19 94.

Signed, sealed and delivered in the presence of

Carla R. Mitchem
CARLA R. MITCHEM
IDA C. MITCHEM
IDA C. MITCHEM

Linda Winters
LINDA WINTERS
102 Chicago Ave Apt 4
Ft Walton Bch, FL 32548

Before the subscriber personally appeared LINDA WINTERS

~~X~~ known to me to be the individual described by said name in and who executed the foregoing instrument, and acknowledged that she executed the same for the uses and purposes therein set forth.

STATE OF FLORIDA
ESCAMBIA COUNTY

The foregoing instrument was acknowledged before me this 19th day of September, 19 94 by LINDA WINTERS, who produced

FLDL#W5363847682 as identification and who did not take an oath.

Given under my hand and official seal this 19th day of September, 19 94.

OFFICIAL NOTARY SEAL
IDA C MITCHEM
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC180172
MY COMMISSION EXP. MAR. 8, 1996

IDA C. MITCHEM
Notary Public IDA C. MITCHEM

WITNESS the hands and seal of said Grantors this 21st day of April, 2005.

Dianne Bullock

Witness (to Grantor)

DIANNE BULLOCK

Robert S. Sande

Grantor

John David Bullock

Witness (to Grantor)

John David Bullock

Carolyn Sande

Co-Grantor

Dianne Bullock

Witness (to Co Grantor)

DIANNE BULLOCK

John David Bullock

Witness (to Co Grantor)

John David Bullock

STATE OF FLORIDA
COUNTY OF ESCAMBIA

On April 21, 2005 Before me, Stacey L. Reade, personally appeared, Robert and Carolyn Sande personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the behalf of which the person(s) acted, executed the instrument.

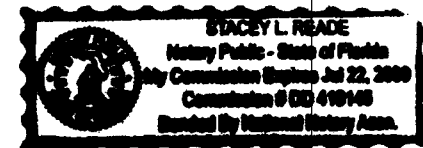
WITNESS my hand and official seal.

Signature Stacey L. Reade

Affiant ☒ Known ☐ Produced ID

Type of ID _____

(Seal)



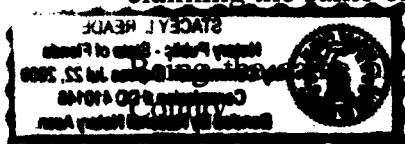
Prepared By:
Stacey L. Reade
1510 Blakley Ave
Pen FL 32507

WARRANTY DEED

For good consideration, we Robert S. Sande and Carolyn E. Sande, wife and husband, 2713 Talbert Street, Pensacola, Florida 32507. County of Escambia, State of Florida, hereby bargain, deed and convey to Dennis Gardiner, 1626 Blakley Ave. Pensacola, Florida 32507. County of Escambia, State of Florida, the following described land in Escambia County, free and clear with **WARRANTY COVENANTS**; to wit:

The North one-half (1/2) of Lot 20, all of Lot 21, and the South one-half (1/2) of Lot 22, Block 40, Beach Haven, a subdivision according to plat thereof as filed in Deed Book 46, page 51, of the public records of Escambia County, Florida.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.



Property conveyed to the Grantors by deed of Escambia

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: 8-4-2014

TAX ACCOUNT NO.: 10-0303-100

CERTIFICATE NO.: 2010-7041

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 tax year.

Dennis Gardiner
1705 Blakely Ave.
Pensacola, FL 32507

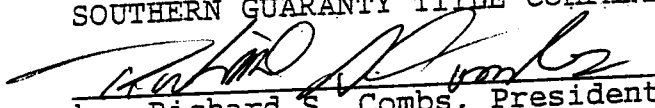
ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

State of Florida
Escambia County
190 Governmental Center
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 9th day of May, 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.: 11179

May 8, 2014

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 4318, page 1175, and O.R. Book 4459, page 512.
2. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 6325, page 339.
3. Nuisance Abatement Lien filed by Escambia County recorded in O.R. Book 6750, page 1179.
4. Utility Lien filed by ECUA recorded in O.R. Book 6955, page 618.
5. Judgment filed by State of Florida/Escambia County recorded in O.R. Book 6662, page 306.
6. Taxes for the year 2008-2013 delinquent. The assessed value is \$15,687.00. Tax ID 10-0303-100.

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.: 11179

May 8, 2014

**The North 1/2 of Lot 20, all of Lot 21, and the South 1/2 of Lot 22, Block 40, Beach Haven,
as per plat thereof, recorded in Deed Book 46, 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.: 11179

May 8, 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 05-08-1994, through 05-08-2014, and said search reveals the following:

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

Dennis Gardiner

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, 2014

Maria Orf (COC)

From: Mylinda Johnson (COC)
Sent: Thursday, September 24, 2015 12:46 PM
To: Maria Orf (COC)
Subject: RE: REAL AUCTION TD FEES - OUTSTANDING.

There are two that were pulled for bankruptcy and redeemed during that period. Not put back to auction. You can refund those.

2011 TD 11670 - REFUND \$49.00
SMALL BUSINESS ADMIN
721 19TH STREET
DENVER COLORADO 80202

2010 TD 07041 - REFUND \$49.00
JENNIFER LONG
1705 BLAKELY AVE
PENSACOLA FL 32507

The rest you should have been invoiced for as far as I can see.

I have indicated the sale date - highlighted in aqua.

Mylinda

2013024376	05/09/2013	3,871.00	2011 TD 011670	BANKRUPTCY HOLD	CAT
2014042525	05/05/2014	10/6/2014	49.00	2012 TD 007528 ✓	WHAT IS THE STATUS ON THIS BRI
2014049098	05/22/2014	1/7/2015	49.00	2012 TD 010443 ✓	WHAT IS THE STATUS ON THIS ARC
2013092918	12/16/2013	11/3/14	49.00	2011 TD 004456 ✓	WHAT IS THE STATUS ON THIS
2014008697	01/31/2014		49.00	2010 TD 007041	Pulled - refund TC1

2011 TD 4734

ACCOUNT NUMBER	DEBIT AMOUNT	CREDIT AMOUNT
002-10101010		140.00
002-20500010	98.00	
002-34110028	42.00	
003-36900001		
003-10101010		
003-36900001		
CONTROL TOTAL	140.00	140.00
REFUND OF RATD FEES 2011TD11670/2010TD7041		

TOTAL

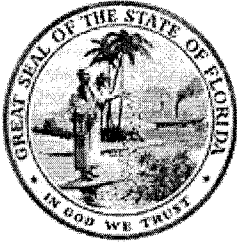
0.00

JOURNAL ENTRY AUDITED BY & SUMMARY DATA PREPARED BY:-

MARIA ORF

9/24/2015

~~SECRET~~ 15091




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 100303100 Certificate Number: 007041 of 2010

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/04/2014"/>	Redemption Date <input type="text" value="08/04/2014"/> 
Months	21	21
Tax Collector	<input type="text" value="\$1,582.77"/>	<input type="text" value="\$0.00"/>
Tax Collector Interest	<input type="text" value="\$498.57"/>	<input type="text" value="\$0.00"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$0.00"/>
Total Tax Collector	<input type="text" value="\$2,087.59"/>	<input type="text" value="\$0.00"/>
Clerk Fee	<input type="text" value="\$190.00"/>	<input type="text" value="\$0.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$0.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$0.00"/>
App. Fee Interest	<input type="text" value="\$167.27"/>	<input type="text" value="\$0.00"/>
Total Clerk	<input type="text" value="\$698.27"/>	<input type="text" value="\$0.00"/>
Postage	<input type="text" value="\$32.45"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$11.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$2,829.31"/>	<input type="text" value="\$0.00"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$2,829.31"/>

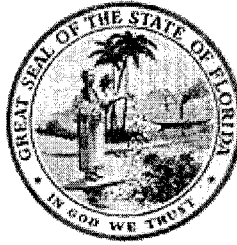
Notes

Submit

Reset

Print Preview

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2010 TD 007041

Redeemed Date 06/18/2014

Name JENNIFER LONG 1705 BLAKELY AVE PENSACOLA FL 32507

<input type="checkbox"/> Clerk's Total = TAXDEED	\$698.27
<input type="checkbox"/> Due Tax Collector = TAXDEED	\$2,087.59
<input type="checkbox"/> Postage = TD2 <i>Tax Deed</i>	\$32.45
<input type="checkbox"/> ResearcherCopies = TD6	\$11.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1483402 Date: 01/09/2013	341.00	0.00	
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1483402 Date: 01/09/2013	60.00	0.00	
01/15/2013	TD83	TAX COLLECTOR CERTIFICATION	0.00	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

Escambia County Receipt of Transaction

Receipt # 2014058109

Cashiered by: ebb

Pam Childers
Clerk of Court
Escambia County, Florida

Received From:
JENNIFER LONG

On Behalf Of:
TC 10U, LLC

On: 6/18/14 3:54 pm
Transaction # 100701882

CaseNumber 2010 TD 007041

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TD1) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD1) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	698.27	0.00	0.00	698.27	698.27	0.00
(TD2) POSTAGE TAX DEEDS	32.45	0.00	0.00	32.45	32.45	0.00
(TAXDEED) TAX DEED CERTIFICATES	341.00	341.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	2087.59	0.00	0.00	2087.59	2087.59	0.00
(TD6) TITLE RESEARCHER COPY CHARGES	11.00	0.00	0.00	11.00	11.00	0.00
Total:	3360.31	531.00	0.00	2829.31	2829.31	0.00

Grand Total:	3360.31	531.00	0.00	2829.31	2829.31	0.00
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PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CASH	OK	2829.31	0.00	0.00	0.00	2829.31
Payments Total:		2829.31	0.00	0.00	0.00	2829.31

Escambia County Receipt of Transaction

Receipt # 2014058116

Cashiered by: ebb

Pam Childers
Clerk of Court
Escambia County, Florida

Received From:
JENNIFER LONG

On Behalf Of:
TC 10U, LLC

On: 6/18/14 3:59 pm
Transaction # 100701888

CaseNumber 2010 TD 007041

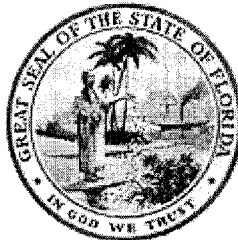
Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TD1) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD1) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	698.27	0.00	0.00	698.27	698.27	0.00
(TAXDEED) TAX DEED CERTIFICATES	32.45	0.00	0.00	32.45	32.45	0.00
(TAXDEED) TAX DEED CERTIFICATES	341.00	341.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	70.00	70.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	2087.59	0.00	0.00	2087.59	2087.59	0.00
(TD6) TITLE RESEARCHER COPY CHARGES	11.00	0.00	0.00	11.00	11.00	0.00
Total:	3360.31	531.00	0.00	2829.31	2829.31	0.00

Grand Total:	3360.31	531.00	0.00	2829.31	2829.31	0.00
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PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
CASH	OK	2829.31	0.00	0.00	0.00	2829.31
Payments Total:		2829.31	0.00	0.00	0.00	2829.31

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 100303100 Certificate Number: 007041 of 2010**

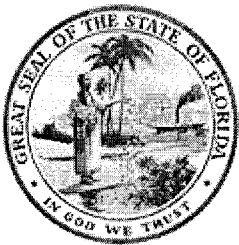
Payor: JENNIFER LONG 1705 BLAKELY AVE PENSACOLA FL 32507 Date 06/18/2014

Clerk's Check #	1	Clerk's Total	\$698.27
Tax Collector Check #	1	Tax Collector's Total	\$2,087.59
		Postage	\$32.45
		Researcher Copies	\$11.00
		Total Received	\$2,829.31

**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: 100303100 Certificate Number: 007041 of 2010

Redemption ☒ Yes ☐ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/04/2014"/>	Redemption Date <input type="text" value="06/18/2014"/>
Months	21	19
Tax Collector	<input type="text" value="\$1,582.77"/>	<input type="text" value="\$1,582.77"/>
Tax Collector Interest	<input type="text" value="\$498.57"/>	<input type="text" value="\$451.09"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$2,087.59"/>	<input type="text" value="\$2,040.11"/> TC
Clerk Fee	<input type="text" value="\$190.00"/>	<input type="text" value="\$190.00"/>
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="\$167.27"/>	<input type="text" value="\$151.34"/>
Total Clerk	<input type="text" value="\$698.27"/>	<input type="text" value="\$682.34"/> CH
Postage	<input type="text" value="\$32.45"/>	<input type="text" value="\$32.45"/>
Researcher Copies	<input type="text" value="\$11.00"/>	<input type="text" value="\$11.00"/>
Total Redemption Amount	<input type="text" value="\$2,829.31"/>	<input type="text" value="\$2,765.90"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$63.41"/> +120+221+32.45

Notes ACTUAL SHERIFF \$80.00 COM FEE \$
3/25/13 Per Rich: TC & PA researching legal. Will be resolved
by date of sale. hsm

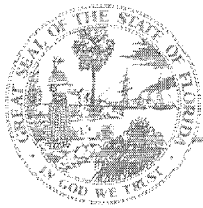
Submit

Reset

Print Preview

\$436.86

redeemer



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 27, 2014

TC 10U LLC
PO BOX 172299
TAMPA FL 33672

Dear Certificate Holder:

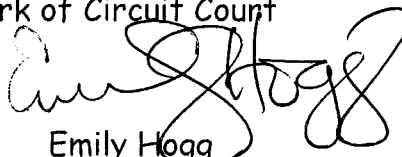
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

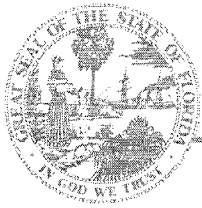
TAX CERT	APP FEES	INTEREST	TOTAL
2010 TD 007041	\$531.00	\$151.34	\$682.34

TOTAL \$682.34

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 27, 2014

JENNIFER LONG
1705 BLAKELY AVE
PENSACOLA FL 32507

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2010 TD 007041

\$436.86

TOTAL \$436.86

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division