

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK, AS C/F FL DUNDEE LIEN**  
**LOCKBOX # 005191**  
**PO BOX 645191**  
**CINCINNATI, Ohio, 45264**

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
8647	11-0991-000	06/01/2010	23-1N3-023 BEG AT NW COR OF SEC SLY 2266 37/100 FT ALG W LI OF SEC TO A POINT S 89 DEG 15 MIN ELY 875 FT FOR POB CONTINUE ELY 75 FT 90 DEG 45 MIN SLY 150 FT 89 DEG 15 MIN WLY 75 FT 90 DEG 45 MIN NLY 150 FT TO POB OR 4705 P 2003

### 2012 TAX ROLL

ELDER JAMES M & CHERYL MAE  
423 ANNIE BELL DR  
CANTONMENT, Florida 32533

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.

glfunl (Jacob Prince)  
Applicant's Signature

08/19/2013  
Date

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

8/19/2013

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 11-0991-000**

August 29, 2013  
Tax Year: 2009  
Certificate Number: 8647

BEG AT NW COR OF SEC SLY 2266 37/100 FT ALG W LI OF SEC TO A POINT S 89 DEG 15 MIN ELY 875 FT FOR  
POB CONTINUE ELY 75 FT 90 DEG 45 MIN SLY 150 FT 89 DEG 15 MIN WLY 75 FT 90 DEG 45 MIN NLY 150 FT TO  
POB OR 4705 P 2003

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Aug 19, 2013 / 130684

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 8647** , 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: 11-0991-000**

**Certificate Holder:**  
US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, OHIO 45264

**Property Owner:**  
ELDER JAMES M & CHERYL MAE  
423 ANNIE BELL DR  
CANTONMENT , FLORIDA 32533

**Legal Description: 23-1N3-023**

BEG AT NW COR OF SEC SLY 2266 37/100 FT ALG W LI OF SEC TO A POINT S 89 DEG 15 MIN ELY 875 FT FOR POB CONTINUE ELY 75 FT 90 DEG 45 MIN SLY 150 FT 89 ...

**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
2011	8434.0000	06/01/11	\$140.75	\$0.00	\$57.01	\$197.76
2010	8647	06/01/10	\$135.75	\$0.00	\$78.31	\$214.06

**CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:**

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	7210.0000	06/01/13	\$146.51	\$6.25	\$7.33	\$160.09
2012	7788.0000	06/01/12	\$138.65	\$6.25	\$31.20	\$176.10

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

\$748.01
\$0.00
\$150.00
\$75.00
\$973.01
\$973.01
\$12.50

\*Done this 19th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: June 2, 2014

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

**Residential Sales  
Abutting Roadway  
Maintenance Disclosure**

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

Name of Roadway: Robinson Road Pensacola, Florida  
Legal Address of Property: Robinson Road Pensacola, Florida

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

This form completed by:

Southland Title of Pensacola, Inc.

Name

1120 N. 12th Ave.

Address

Pensacola, Florida 32501

City, State, Zip Code

As to Seller(s):

Derwood Meredith  
Seller's Name: Derwood Meredith

Seller's Name: \_\_\_\_\_

Carol J. Subank  
Witness' Name: Carol J. Subank

Pearce Duran  
Witness' Name: PEARCE DURAN

As to Buyer(s):

James M. Elder  
Buyer's Name: James M. Elder

Cheryl Mae Elder  
Buyer's Name: Cheryl Mae Elder

M. J. Subank  
Witness' Name: M. J. Subank

Pearce Duran  
Witness' Name: PEARCE DURAN

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

RCD May 15, 2001 08:52 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-842152

Exhibit "A"

Begin at Northwest corner of Section, Southerly 2266.37 feet along West line of Section to a point, S89°15', Easterly 875 feet for P.O.B.; continue Easterly 75 feet 90°45', Southerly 150 feet, 89°15', Westerly 75 feet 90°45', Northerly 150 feet to P.O.B., Deed Book 527, Page 398, Section 23, Township 1 North, Range 30 West.

DEED DOC STAMPS PD @ ESC CO \$ 42.00  
05/15/01 EDDIE LEE HARRIS, CLERK  
By: Sally M. Harris

# WARRANTY DEED

FILE NO. 01-21424  
DOC. 42.00  
REC: 15.00  
TOTAL 57.00  
STATE OF FLORIDA  
COUNTY OF Escambia

23-1N-30-2302-000-004  
Tax ID # \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: That  
Derwood Meredith, a married man

2178 River Birch Road Gulf Breeze, FL. 32561, Grantor\*  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable  
considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed  
and granted unto

James M. Elder and Cheryl Mae Elder, husband and wife

\_\_\_\_\_, Grantee\*  
Address: 380 Robinson Lane Pensacola, Florida 32514 grantee's  
heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of  
Escambia, State of Florida, to wit:

See Exhibit "A" Attached for legal description

The above described property is not the homestead of the Grantor.

✓ This instrument prepared by:  
Carol D. Eubanks  
Southland Title of Pensacola, Inc.  
1120 N. 12th Ave.  
Pensacola, Florida 32501

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby  
reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,  
successors and/or assigns of the respective parties hereto, the use of singular member shall include  
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on May 7, 2001

Derwood Meredith  
Witness: PEARCE & ASSOCIATES

Derwood Meredith (Seal)

Derwood Meredith (Seal)

\_\_\_\_\_, (Seal)

\_\_\_\_\_, (Seal)

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this  
by Derwood Meredith, a married man

7th day of May, 2001

who is/are personally known to me or who has/have produced  
drivers license  
as identification and who did take an oath.

My Commission expires:

(Seal)

CAROL D. EUBANKS  
"Notary Public-State of FL"  
Comm. Exp Mar. 3, 2004  
Comm. No. CC 898081

Notary Public  
Serial Number:

Carol D. Eubanks

# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 06-02-2014

TAX ACCOUNT NO.: 11-0991-000

CERTIFICATE NO.: 2010-8647

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.

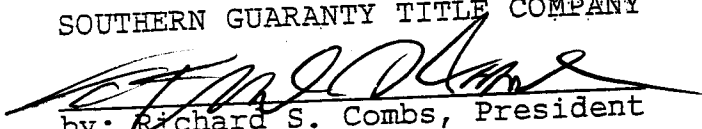
YES NO

- ☒ Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ Notify Escambia County, 190 Governmental Center, 32502
- ☒ Homestead for \_\_\_\_\_ tax year.

James M. Elder  
Cheryl Mae Elder  
423 Annie Bell Dr.  
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,  
this 2nd day of October, 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.: 10906

September 30, 2013

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

1. Taxes for the year 2009-2012 delinquent. The assessed value is \$6,669.00. Tax ID 11-0991-000.

PLEASE NOTE THE FOLLOWING:

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



**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10906

September 30, 2013

**231N302302000004 - Full Legal Description**

BEG AT NW COR OF SEC SLY 2266 37/100 FT ALG W LI OF SEC TO A POINT S 89 DEG 15 MIN ELY 875 FT FOR  
POB CONTINUE ELY 75 FT 90 DEG 45 MIN SLY 150 FT 89 DEG 15 MIN WLY 75 FT 90 DEG 45 MIN NLY 150 FT  
TO POB OR 4705 P 2003

# **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.: 10906

September 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 09-30-1993, through 09-30-2013, and said search reveals the following:

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

James M. Elder and Cheryl Mae Elder, husband and wife

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: 

September 30, 2013

## 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 June 2, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 08647, 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:

BEG AT NW COR OF SEC SLY 2266 37/100 FT ALG W LI OF SEC TO A POINT S 89 DEG 15 MIN ELY 875 FT FOR POB CONTINUE ELY 75 FT 90 DEG 45 MIN SLY 150 FT 89 DEG 15 MIN WLY 75 FT 90 DEG 45 MIN NLY 150 FT TO POB OR 4705 P 2003

SECTION 23, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110991000 (14-408)

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

JAMES M ELDER and CHERYL MAE ELDER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of June, which is the 2nd day of June 2014.

Dated this 1st day of May 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Personal Services:

CHERYL MAE ELDER  
423 ANNIE BELL DR  
CANTONMENT, FL 32533

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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423 ANNIE BELL DR  
CANTONMENT, FL 32533

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



By:  
Emily Hogg  
Deputy Clerk

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**Post Property:**

300 ROBINSON LN BLK 32514



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 08647 of 2010**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 1, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES M ELDER 423 ANNIE BELL DR CANTONMENT, FL 32533	CHERYL MAE ELDER 423 ANNIE BELL DR CANTONMENT, FL 32533
--	---

WITNESS my official seal this 1st day of May 2014.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

7013 2630 0000 0141 7113

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49
Sent To Street, Apt. or PO Box City, State	
CHERYL MAE ELDER [14-408] 423 ANNIE BELL DR CANTONMENT, FL 32533	

PS Form 3811, July 2013

7013 2630 0000 0141 7120

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49
Sent To Street, Apt. or PO Box City, State	
JAMES M ELDER [14-408] 423 ANNIE BELL DR CANTONMENT, FL 32533	

PS Form 3811, July 2013

10/08647

## 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:

JAMES M ELDER [14-408]  
 423 ANNIE BELL DR  
 CANTONMENT, FL 32533

2. Article Number

(Transfer from service label)

7013 2630 0000 0141 7120

PS Form 3811, July 2013

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

A. Signature Cheryl Elder ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) Cheryl Elder C. Date of Delivery 5-2-14  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail® ☐ Priority Mail Express™  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ Collect on Delivery  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
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CHERYL MAE ELDER [14-408]  
 423 ANNIE BELL DR  
 CANTONMENT, FL 32533

2. Article Number

(Transfer from service label)

7013 2630 0000 0141 7113

PS Form 3811, July 2013

Domestic Return Receipt

## COMPLETE THIS SECTION ON DELIVERY

A. Signature Cheryl Elder ☐ Agent ☒ Addressee  
 B. Received by (Printed Name) Cheryl Elder C. Date of Delivery 5-2-14  
 D. Is delivery address different from item 1? ☐ Yes ☐ No  
 If YES, enter delivery address below:

3. Service Type  
☒ Certified Mail® ☐ Priority Mail Express™  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ Collect on Delivery  
 4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No