

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 28, 2013 / 130553

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 8659**, 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: 11-1034-535**

Certificate Holder:

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

Property Owner:

HOWARD JAMES F & VANESSA P
725 GENTIAN DR
PENSACOLA, FLORIDA 32503

Legal Description: 25-1N3-030

LT 29 BLK D SCENIC HILLS NORTH PB 12 P 88 OR 5246 P 1778

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	8659	06/01/10	\$624.34	\$0.00	\$177.94	\$802.28

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	7224.0000	06/01/13	\$607.52	\$6.25	\$30.38	\$644.15
2012	7806.0000	06/01/12	\$613.61	\$6.25	\$64.43	\$684.29
2011	8451.0000	06/01/11	\$633.41	\$6.25	\$106.36	\$746.02

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
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

\$2,876.74
\$0.00
\$150.00
\$75.00
\$3,101.74
\$3,101.74
\$6.25

*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 4/7/14

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

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
8659	11-1034-535	06/01/2010	25-1N3-030 LT 29 BLK D SCENIC HILLS NORTH PB 12 P 88 OR 5246 P 1778

2012 TAX ROLL

HOWARD JAMES F & VANESSA P
725 GENTIAN DR
PENSACOLA , Florida 32503

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

07/28/2013
Date

ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

COUNT FOUR

ORDERED AND ADJUDGED that Plaintiff, Hancock Bank, recover from Defendants, James F. Howard 1310 Mazurek Boulevard, Pensacola, Florida 32504, the sum of \$235,456.58 on principal, interest and late charges through the date of this Final Judgment as to Count Four, \$4,611.50 for attorneys' fees, which the Court hereby finds are reasonable fees, forced placed insurance costs in the sum of \$4,834.18, appraisal fee of \$95.00, with costs in the sum of \$853.83, making a total of \$245,851.09, that shall bear interest at the rate of 4.75%, for which let execution issue.

DONE AND ORDERED at Pensacola, Florida, on July 17 2012.


MICHAEL G. ALLEN
CIRCUIT JUDGE

ff 7/25/12
Copies furnished to:

- ✓ Sally B. Fox, Esquire
- ✓ Robert O. Beasley, Esquire
226 E. Government Street
Pensacola, FL 32502
- ✓ Mazurek Plantation Homeowner's Assoc.
c/o Ray Etheridge

Prepared by:
Sally B. Fox, Esq.
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL 32502



Certified to be a true copy
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: *[Signature]*
Date: 8/23/2012

Recorded in Public Records 07/23/2012 at 08:35 AM OR Book 6885 Page 1386,
Instrument #2012056414, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

HANCOCK BANK f/k/a
HANCOCK BANK OF FLORIDA,
940 Creighton Road
Pensacola, FL 32504

Plaintiff,

v.

CASE NO.: 2011 CA 001780

DIVISION: D

JAMES F. HOWARD, et al.,

Defendants.

FINAL JUDGMENT AS TO COUNTS THREE AND FOUR

This action came before the court on Plaintiff's Motion for Summary Judgment.

On the evidence presented

IT IS ADJUDGED that:

COUNT THREE - FORECLOSURE (Mazurek Plantation)

1. Plaintiff, Hancock Bank, 940 Creighton Road, Pensacola, Florida 32504, is
due:

Principal	\$204,600.71
Interest to date of this judgment	\$ 29,986.04
Late charges	\$ 869.83
Taxes	\$ 0.00
Insurance	\$ 4,834.18
Appraisal Fee	\$ 95.00

Attorneys' fees

Finding as to reasonable number of hours: 18.3

Case: 2011 CA 001780

00016954944

Dkt: CA1036 Pg#:

4

4

Robert O. Beasley, Esquire
226 E. Government Street
✓ Pensacola, FL 32502

✓ Mazurek Plantation Homeowner's Assoc.
c/o Ray Etheridge

Prepared by:
Sally B. Fox, Esq.
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL 32502

Recorded in Public Records 07/23/2012 at 08:34 AM OR Book 6885 Page 1384,
Instrument #2012056413, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

HANCOCK BANK f/k/a
HANCOCK BANK OF FLORIDA,
940 Creighton Road
Pensacola, FL 32504

2012 JUL 17 A 11:25

CIRCUIT CIVIL DIVISION
FILED & RECORDED

Plaintiff,

v.

CASE NO.: 2011 CA 001780
DIVISION: D

JAMES F. HOWARD, et al.,

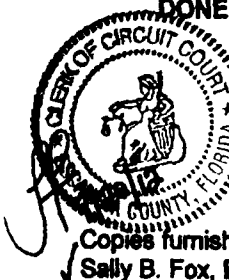
Defendants.

FINAL JUDGMENT AS TO COUNT FIVE

THIS MATTER having come on to be heard on Plaintiff's Motion for Summary Judgment as
to All Counts, notice having been given to the Defendants, James F. Howard Construction, Inc.,
and James F. Howard, and the Court having considered same, it is

ORDERED AND ADJUDGED that Plaintiff, Hancock Bank, recover from Defendants,
James F. Howard Construction, Inc., and James F. Howard, 1310 Mazurek Boulevard, Pensacola,
Florida 32504, the sum of \$35,008.15 on principal, interest and late charges through the date of
this Final Judgment as to Count Five, \$4,611.50 for attorneys' fees, which the Court hereby finds
are reasonable fees, with costs in the sum of \$853.84, making a total of \$40,473.49, that shall bear
interest at the rate of 4.75%, for which let execution issue.

DONE AND ORDERED at Pensacola, Florida, on July 17, 2012.



Certified to be a true copy
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: Sally B. Fox D.C.

Date: 8/23/2012

Copies furnished to:
Sally B. Fox, Esquire

Michael G. Allen
MICHAEL G. ALLEN
CIRCUIT JUDGE

Case: 2011 CA 001780

00079028685

Dkt: CA1036 Pg#:

2

36

COUNT II

ORDERED AND ADJUDGED that Plaintiff, Hancock Bank, recover from Defendants, James F. Howard 1310 Mazurek Boulevard, Pensacola, Florida 32504, the sum of \$66,843.68 on principal, interest and late charges through the date of this Final Judgment as to Count II, \$4,611.50 for attorneys' fees, which the Court hereby finds are reasonable fees, with costs in the sum of \$853.83, making a total of \$72,309.01, that shall bear interest at the rate of 4.75%, for which let execution issue.

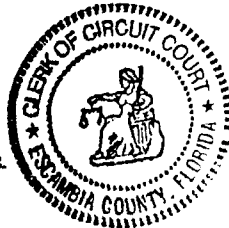
DONE AND ORDERED at Pensacola, Florida, on July 17, 2012.

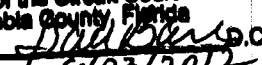

MICHAEL G. ALLEN
CIRCUIT JUDGE


Copies furnished to:

- ✓ Sally B. Fox, Esquire
- ✓ Robert O. Beasley, Esquire
226 E. Government Street
Pensacola, FL 32502
- ✓ Mazurek Plantation Homeowner's Assoc.
c/o Ray Etheridge

Prepared by:
Sally B. Fox, Esq.
Emmanuel, Shppard & Condon
30 S. Spring Street
Pensacola, FL 32502



Certified to be a true copy
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: 
Date: 7/23/2012

Recorded in Public Records 07/23/2012 at 08:36 AM OR Book 6885 Page 1392,
Instrument #2012056415, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2012 JUL 17 A 11:23

CIRCUIT CIVIL DIVISION
FILED & RECORDED

HANCOCK BANK f/k/a
HANCOCK BANK OF FLORIDA,
940 Creighton Road
Pensacola, FL 32504

Plaintiff,

v.

CASE NO.: 2011 CA 001780
DIVISION: D

JAMES F. HOWARD, et al.,

Defendants.

FINAL JUDGMENT AS TO COUNTS ONE AND TWO

This action came before the court on Plaintiff's Motion for Summary Judgment.

On the evidence presented

IT IS ADJUDGED that:

COUNT ONE - FORECLOSURE (Woodland Heights)

1. Plaintiff, Hancock Bank, 940 Creighton Road, Pensacola, Florida 32504, is

due:

Principal	\$ 61,268.76
Interest to date of this judgment	\$ 5,422.33
Late charges	\$ 152.59
Taxes	\$ 0.00
Insurance	\$ 0.00

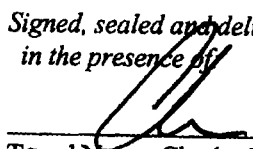
Attorneys' fees

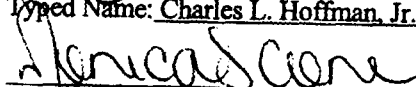
Finding as to reasonable number of hours: 18.3
Finding as to reasonable hourly rate: \$250.00

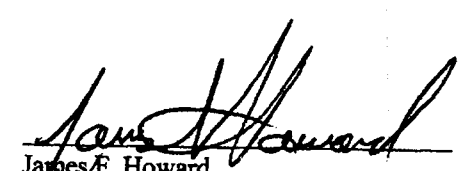
E. The failure of the Mortgagor to comply fully with all requirements in subparagraphs A through D, inclusive, shall constitute a default under this Mortgage and under the note or other obligations secured thereby.

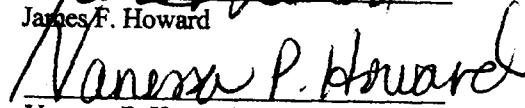
IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of


Typed Name: Charles L. Hoffman, Jr.

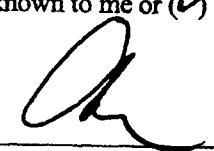

Typed Name: Monica S. Cone


James F. Howard


Vanessa P. Howard

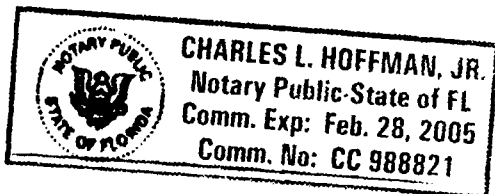
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of September, 2003 by James F. Howard and Vanessa P. Howard, () who are personally known to me or (✓) who produced drivers licenses identification.


NOTARY PUBLIC - STATE OF FLORIDA

Typed Name: Charles L. Hoffman, Jr.

My Commission Expires: 2/28/05



RCD Sep 23, 2003 03:31 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-150352

part thereof is free from all encumbrances of every kind and character except as is heretofore or hereafter indicated; and that the Mortgagor will make such further assurances to perfect the fee simple title to said land in Mortgagee, the successors and assigns of Mortgagee, as may reasonably be required; and that Mortgagor does hereby warrant title to said property and every part thereof, and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is intended to be and is a mortgage to secure the payment of the following:

(a) That certain promissory note from Mortgagor to Mortgagee of even date herewith in the principal amount of **Twenty Seven Thousand Dollars (\$27,000.00)** payable at the interest rate and on the terms specified in said promissory note ("Note"). This Mortgage also secures all renewals, extensions, modifications and consolidations of said note.

(b) Such future or additional advances that may be made by Mortgagee at its option to the Mortgagor, or the successor in title to Mortgagor, for any purpose, provided that all such advances are to be made within twenty (20) years from the date of this mortgage or within such lesser period of time as may be hereafter provided by law as a prerequisite for the sufficiency of actual notice or record notice of such optional future or additional advances as against the rights of creditors or subsequent purchasers for a valuable consideration, although there may be no advance made at the time of the execution of this Mortgage and although there may be no indebtedness outstanding at the time any advance is made. It is intended that the lien of this mortgage shall be valid as to all such indebtedness and future advances from the time this mortgage is filed for record (Additional Advance Agreement"). The total amount of indebtedness that may be secured by this Mortgage may decrease or increase from time to time, provided, however, that the total unpaid balance secured at any time shall not exceed a maximum principal amount equal to double the amount of said Note plus interest thereon, and any disbursements made by the Mortgagee for the payment of taxes, levies or insurance on the property covered by this Mortgage, together with interest thereon, plus reasonable attorney's fees and court costs incurred in the collection of any or all of said sums of money. To the extent that this Mortgage may secure more than one note, a default in the payment of one note shall constitute a default in the payment of all other notes. However, this provision as to future advances shall not be construed to obligate Mortgagee to make any additional advances or loans.

(c) Any and all other notes, liabilities, and obligations of Mortgagor to Mortgagee, whether such notes, liabilities and obligations be now in existence or accrue or arise hereafter, or be now owned or held by Mortgagee or be acquired hereafter, whether or not related to the real estate herein described and whether or not otherwise secured, provided that the total amount of indebtedness secured by this Mortgage may decrease or increase from time to time but the total balance so secured at any one time shall not exceed the maximum principal amounts specified in the preceding subparagraph, plus interest thereon, and any disbursements made for the payment of taxes, levies, or insurance on the property covered by the lien of this Mortgage, with interest on such disbursements, and provided further that all such notes, liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or within the period of time specified in the preceding subparagraph. And it is expressly understood and agreed that Mortgagee in its dealings in the future with any such notes, liabilities, and obligations of the Mortgagor, or one or more of them, intends to rely upon, and will rely upon, the provisions of this subparagraph.

AND MORTGAGOR FURTHER COVENANTS AND AGREES AS FOLLOWS:

1. To pay all and singular the principal and interest, and other sums of money payable by virtue of all indebtedness described above, by virtue of any instrument or instruments evidencing one or

OR BK 5246 PG1781
Escambia County, Florida
INSTRUMENT 2003-150352

PREPARED BY:
CHARLES L. HOFFMAN, JR., OF
SHELL, FLEMING, DAVIS & MENGE, P.A.
226 PALAFOX PLACE
SEVILLE TOWER - NINTH FLOOR
PENSACOLA, FLORIDA 32501
SFD&M FILE NO.: H4243-00000

MTG DOC STAMPS PD @ ESC CO \$ 94.50
09/23/03 ERNIE LEE MAGNIA, CLERK
By: [Signature]

INTANGIBLE TAX PD @ ESC CO \$ 54.00
09/23/03 ERNIE LEE MAGNIA, CLERK
By: [Signature]

STATE OF FLORIDA
COUNTY OF ESCAMBIA

MORTGAGE

THIS MORTGAGE, dated the 22nd day of September, 2003, from James F. Howard and Vanessa P. Howard, husband and wife (hereinafter called "MORTGAGOR"), (but which term shall include the plural as well as the singular whenever the context so permits or requires) to Bank of Pensacola (hereinafter called "MORTGAGEE"),

WITNESSETH:

Mortgagor, for and in consideration of the principal sum set forth in the promissory note hereafter mentioned, the receipt of which is hereby acknowledged, and other good and valuable considerations, does hereby bargain, sell, convey, and grant unto Mortgagee, its successors and assigns, forever the following described parcel of real property in Escambia County, Florida, to-wit:

Lot 29, Block D, Scenic Hills North, a subdivision of a portion of Sections 24 and 54, Township 1 North, Range 30 West, according to a plat of same recorded in Plat Book 12, Page 88, of the public records of Escambia County, Florida.

and all structures and improvements now or hereafter on said land and all fixtures attached thereto and all rents, issues, proceeds, and property accruing therefrom, and all gas, steam, electric, water and other heating, cooling, cooking, refrigerating, lighting, plumbing, ventilating, irrigating, and power systems, machines, equipment, appliances, fixtures and appurtenances which now or hereafter may pertain to or be used with, in or on said premises, even though they may be detached or detachable. Together with all building materials and equipment of every character and description, all lighting, heating, and plumbing fixtures of every character and description, and all other property and things now owned or hereafter acquired, used, or useful in connection with the construction of the buildings and improvements erected or to be erected on the above-described real estate, wherever the same may be located, whether on or adjacent to said real estate, in storage, or otherwise.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to Mortgagee, the successors and assigns of Mortgagee, in fee simple forever.

AND Mortgagor, for Mortgagor and the heirs and legal representatives of Mortgagor, covenants with Mortgagee, and the successors and assigns of Mortgagee, that Mortgagor is indefeasibly seized of said property in fee simple; that Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for Mortgagee, its successors and assigns, at all times peaceably and quietly to enter upon, hold, occupy, and enjoy said property and every part thereof; and the said property and every

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

Name of Roadway: Adirondack Avenue
Legal Address of Property: vacant lot on Adirondack Avenue

RCD Sep 23, 2003 03:31 pm
Escambia County, Florida

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

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-150351

This form completed by: Charles L. Hoffman, Jr. of
Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, FL 32598-1831



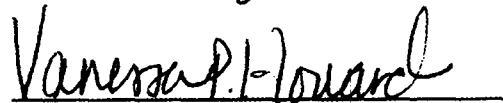
David C. Gill - Seller



Judith S. Gill - Seller



James F. Howard - Buyer



Vanessa P. Howard - Buyer

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

Signed, sealed and delivered in our presence:

Linda J. Sego
Witness Name: Linda J. Sego

Nicole M. Donnar
Witness Name: Nicole M. Donnar

David C. Gill (Seal)
David C. Gill

Judith S. Gill (Seal)
Judith S. Gill

State of Pennsylvania

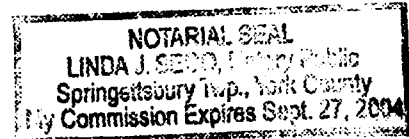
County of York

The foregoing instrument was acknowledged before me this 19th day of September, 2003 by David C. Gill and Judith S. Gill, who ☐ are personally known or ☒ have produced a driver's license as identification. Pennsylvania

Linda J. Sego
Notary Public

Printed Name: Linda J. Sego

My Commission Expires: Sept 27, 2004



15.00
210
OR BK 5246 PG 1778
Escambia County, Florida
INSTRUMENT 2003-150351

DEED DOC STAMPS PD @ ESC CO \$ 210.00
09/23/03 ERNIE LEE WAGNER, CLERK
By: *[Signature]*

Prepared by and return to:
Charles L. Hoffman, Jr.
Attorney at Law
Shell, Fleming, Davis & Menge, P.A.
Post Office Box 1831
Pensacola, FL 32591-1831

File Number: H4243-00000
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of September, 2003 between David C. Gill and Judith S. Gill, husband and wife whose post office address is 125 Hershey Circle, Stewartstown, PA 17363, grantor, and James F. Howard and Vanessa P. Howard, husband and wife whose post office address is 725 Gentian Drive, Pensacola, FL 32503, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

Lot 29, Block D, Scenic Hills North, a subdivision of a portion of Sections 24 and 54, Township 1 North, Range 30 West, according to a plat of same recorded in Plat Book 12, Page 88, of the public records of Escambia County, Florida.

Parcel Identification Number: 251N30300002004

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 subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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: 04-07-2014

TAX ACCOUNT NO.: 11-1034-535

CERTIFICATE NO.: 2010-8659

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, 190 Governmental Center, 32502
 X Homestead for tax year.

James F. Howard
Vanessa P. Howard
725 Gentian Dr.
Pensacola, FL 32503

Hancock Bank fka
Hancock Bank of Florida
940 Creighton Rd.
Pensacola, FL 32504

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

Certified and delivered to Escambia County Tax Collector,
this 19th day of September, 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.: 10778

September 18, 2013

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

1. That certain mortgage executed by James F. Howard and Vanessa P. Howard, husband and wife in favor of Coast Bank & Trust dated 09/22/2003 and recorded 09/23/2003 in Official Records Book 5246, page 1781 of the public records of Escambia County, Florida, in the original amount of \$27,000.00.
2. Possible Judgment filed by Hancock Bank recorded in O.R. Book 6898, pages 1157, 1163, and 1169.
3. Taxes for the year 2009-2012 delinquent. The assessed value is \$32,300.00. Tax ID 11-1034-535.

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.: 10778

September 18, 2013

**Lot 29, Block D, Scenic Hills North, as per plat thereof, recorded in Plat Book 12, Page 88,
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.: 10778

September 18, 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 09-18-1993, through 09-18-2013, and said search reveals the following:

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

James F. Howard and Vanessa P. Howard, 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

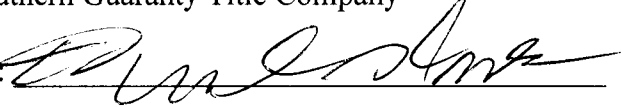
4. Taxes:

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 18, 2013

12

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 08659 of 2010

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby
certify that I did on March 6, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES F HOWARD 725 GENTIAN DR PENSACOLA, FL 32503	VANESSA P HOWARD 725 GENTIAN DR PENSACOLA, FL 32503
COASTAL BANK & TRUST FORMERLY BANK OF PENSACOLA 125 W ROMANA ST PENSACOLA FL 32502	HANCOCK BANK FKA HANCOCK BANK OF FLORIDA 940 CREIGHTON RD PENSACOLA FL 32504

WITNESS my official seal this 6th day of March 2014.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 08659, 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 29 BLK D SCENIC HILLS NORTH PB 12 P 88 OR 5246 P 1778

SECTION 25, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 111034535 (14-253)

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

JAMES F HOWARD and VANESSA P HOWARD

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of April, which is the 7th day of April 2014.

Dated this 6th day of March 2014.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:

1912 ADIRONDACK AVE 32514



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

JAMES F HOWARD
725 GENTIAN DR
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

VANESSA P HOWARD
725 GENTIAN DR
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

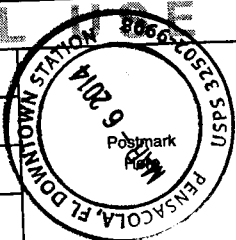
10/8659

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

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



Sent To
 Street, Apt. or PO Box
 City, State, Zip

HANCOCK BANK FKA HANCOCK
 BANK OF FLORIDA [14-253]
 940 CREIGHTON RD
 PENSACOLA FL 32504

PS Form 38

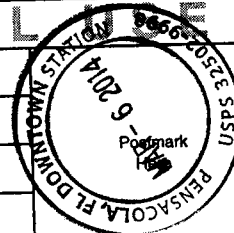
ctions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
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Postage \$ 0.49
 Certified Fee 3.30
 Return Receipt Fee (Endorsement Required) 2.70
 Restricted Delivery Fee (Endorsement Required)
 Total Postage & Fees \$ 6.49



Sent To

Street, Apt. or PO Box
 City, State, Zip

PS Form

COASTAL BANK & TRUST
 FORMERLY BANK OF PENSACOLA
 [14-253]
 125 W ROMANA ST
 PENSACOLA FL 32502

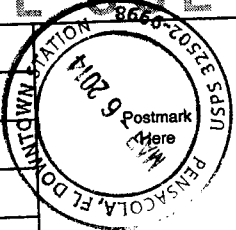
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Sent To
 Street, Apt. or PO Box
 City, State, Zip

JAMES F HOWARD [14-253]
 725 GENTIAN DR
 PENSACOLA, FL 32503

PS Form

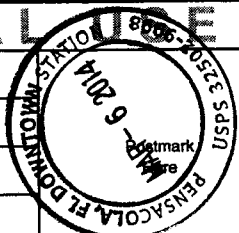
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 Total Postage & Fees \$ 6.49



Sent To

Street, Apt. or PO Box
 City, State, Zip

PS Form

VANESSA P HOWARD [14-253]
 725 GENTIAN DR
 PENSACOLA, FL 32503

ctions

10/8659

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:

HANCOCK BANK FKA HANCOCK
BANK OF FLORIDA [14-253]
940 CREIGHTON RD
PENSACOLA FL 32504

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 4741

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

M C. 03 2004

C. Date of Delivery

3-7-14

D. Is delivery address different from item 1? ☐ YesIf 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

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:

COASTAL BANK & TRUST
FORMERLY BANK OF PENSACOLA
[14-253]
125 W ROMANA ST
PENSACOLA FL 32502

2. Article Number

(Transfer from service label)

7008 1830 0000 0238 4734

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Diane Mendez

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf 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

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14- 253

Document Number: ECSO14CIV010784NON

Agency Number: 14-005696

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08659, 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JAMES F HOWARD AND VANESSA P HOWARD

Defendant:

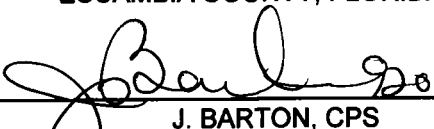
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/6/2014 at 4:12 PM and served same at 8:30 AM on 3/11/2014 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


J. BARTON, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDSCHERER

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **US BANK AS C/F FL DUNDEE LIEN** holder of **Tax Certificate No. 08659**, issued the **1st day of June, A.D., 2010** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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SECTION 25, TOWNSHIP 1 N, RANGE 30 W

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JAMES F HOWARD and VANESSA P HOWARD

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of April, which is the **7th day of April 2014**.

Dated this 6th day of March 2014.

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

Post Property:

1912 ADIRONDACK AVE 32514



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

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-253

Document Number: ECSO14CIV010747NON

Agency Number: 14-005645

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 08659 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAMES F HOWARD AND VANESSA P HOWARD

Defendant:

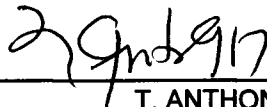
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 3/6/2014 at 4:09 PM and served same on VANESSA P HOWARD , in ESCAMBIA COUNTY, FLORIDA, at 6:50 AM on 3/17/2014 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: JAMES HOWARD, HUSBAND, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



T. ANTHONY, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

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Personal Services:

VANESSA P HOWARD
725 GENTIAN DR
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED

APR 10 2014 P 11:09

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-253

Document Number: ECSO14CIV010745NON

Agency Number: 14-005644

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 08659 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE JAMES F HOWARD AND VANESSA P HOWARD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 3/6/2014 at 4:09 PM and served same on JAMES F HOWARD , at 6:50 AM on 3/17/2014 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

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Personal Services:

JAMES F HOWARD
725 GENTIAN DR
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

6 PM 4:09

CLERK **PAM CHILDERS**
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333

CERTIFIED MAIL



7008 1830 0000 0238 4727

neopost
03/06/2014
US POSTAGE
FIRST-CLASS MAIL
\$06.48
ZIP 32502
041L11221084

MAR 6 1984
UNCLAIMED

VANESSA P HOWARD [14-253]
725 GENTIAN DR
PENSACOLA

NIXIE 322 DE 1009 0003/27/14

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32591033333 *2087-04865-06-36

CERTIFIED MAIL

CLERK OF **PAM CHILDERS**
OFFICIAL RECORDS DIVISION
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333

ROLLER



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