

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, Ohio, 45264**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
1979.0000	03-1323-000	06/01/2011	27-1S3-011 LT 21 BLK 3 OR 2144 P 877 FOREST GROVE PB 3 P 76

**2012 TAX ROLL**

BAKER BENNIE  
PO BOX 6259  
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.

tda2012 (Taimur Jamil)  
Applicant's Signature

08/28/2013  
Date

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Aug 28, 2013 / 130711**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 1979.0000**, issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 03-1323-000**

**Certificate Holder:**  
PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, OHIO 45264

**Property Owner:**  
BAKER BENNIE  
PO BOX 6259  
PENSACOLA, FLORIDA 32503

**Legal Description:** 27-1S3-011  
LT 21 BLK 3 OR 2144 P 877 FOREST GROVE PB 3 P 76

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	1979.0000	06/01/11	\$1,081.76	\$0.00	\$103.44	\$1,185.20

**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	1555.0000	06/01/13	\$1,005.21	\$6.25	\$50.26	\$1,061.72
2012	1726.0000	06/01/12	\$848.94	\$6.25	\$53.06	\$908.25

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

\$3,155.17
\$0.00
\$150.00
\$75.00
\$3,380.17
\$3,380.17
\$6.25

\*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFA  
Senior Deputy Tax Collector

Date of Sale: 7th July 2014

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

OR BOOK 21446 877

State of Florida  
COUNTY OF ESCAMBIA

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That WILLIE B. TURNER, A MARRIED MAN AND LUCY FAUSTINE TURNER AKA LUCY FOSTINE TURNER, A DIVORCED WOMAN

for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto BENNIE BAKER, A MARRIED WOMAN

P.O. BOX 6259 PENSACOLA FLORIDA, Grantee of

Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, and shall also include, but not be limited to, their heirs, assigns or successors in interest. The following described real property, situate, being and being in the State of Florida, and County of ESCAMBIA to wit: LOT 21, BLOCK 3, FOREST GROVE SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 76 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

WILLIE B. TURNER DOES NOT RESIDE ON THE ABOVE DESCRIBED PROPERTY OR CLAIM IT AS HOMESTEAD.

SUBJECT TO A MORTGAGE TO SOUTHERN AMERICAN MORTGAGE COMPANY DATED SEPTEMBER 28, 1977, FILED IN OR BOOK 1149 PAGE 35, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$30,900.00, WHICH SUM THE GRANTEE EXPRESSLY ASSUMES AND AGREES TO PAY; AND ALSO HEREBY ASSUMES AND AGREES TO PAY ALL THE OBLIGATIONS OF ROBERT JOE HENRY AND KAREN R. HENRY, UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OR INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED; AS PROVIDED BY TITLE 38, CHAPTER 37, SECTION 1801, ET.SEQ., U.S.C.A., AND THE REGULATIONS PROMULGATED PURSUANT THERETO.

SUBJECT TO A MORTGAGE TO CITICORP PERSON TO PERSON FIN. CTR. INC DATED SEPTEMBER 21, 1979, FILED IN OR BOOK 1870 PAGE 257, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$12,453.70, WHICH SUM THE GRANTEE EXPRESSLY ASSUMES AND AGREES TO PAY.

Subject to taxes for current year and to valid assessments, mineral reservations and restrictions of record affecting the above property, if any. To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the grantor covenants that he is well seized of an undivisible estate in fee simple in the said property, and that he has good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his 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 fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 18th day of NOV. 19 85.

Signed, sealed and delivered in the presence of:

*Karen S. McClenny*  
*Willie Turner*

Willie B. Turner (SEAL)  
WILLIE B. TURNER

Lucy Faustine Turner (SEAL)  
LUCY FAUSTINE TURNER AKA LUCY FOSTINE TURNER

State of Florida

COUNTY OF ESCAMBIA

D.S. PD. \$ 155.50

DATE 11-19-85

JOE A. FLOWERS, COMPTROLLER

BY: Judy Cantrell D.C.  
REG. #59-2043328-27-01

Before the subscriber personally appeared WILLIE B. TURNER, A MARRIED MAN AND LUCY FAUSTINE TURNER AKA LUCY FOSTINE TURNER, A DIVORCED WOMAN

known to me, and known to me to be the person(s) described by said name(s) in and who executed the foregoing instrument and acknowledged executing the same for the purposes and purposes therein set forth.

Given under my hand and official seal this 18th day of NOVEMBER



Notary Public

NOV 19 9 29 AM '85  
FILED AND RECORDED IN  
411651

# 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: 07-07-2014

TAX ACCOUNT NO.: 03-1323-000

CERTIFICATE NO.: 2011-1979

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

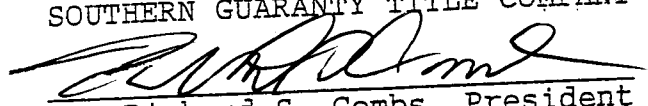
- Notify City of Pensacola, P.O. Box 12910, 32521  
221 Palafox Place, 4th Floor/
- Notify Escambia County, 190 Governmental Center, 32502
- Homestead for \_\_\_\_\_ tax year.

Bennie Baker  
P.O. Box 6259  
Pensacola, FL 32503

Unknown Tenants  
300 Rhoda St.  
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,  
this 23rd 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.: 10939

October 14, 2013

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 4314, page 184, and O.R. Book 4440, page 814.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$52,999.00. Tax ID 03-1323-000.

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.: 10939

October 14, 2013

**Lot 21, Block 3, Forest Grove, Plat Book 3, page 76, O.R. Book 2144, page 877.**

# 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.: 10939

October 14, 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 10-14-1993, through 10-14-2013, and said search reveals the following:

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

Bennie Baker

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: 

October 14, 2013