

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Aug 28, 2013 / 130721**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 2597.0000**, 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: 04-1671-000**

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

Property Owner:
JAMES PATSY E & JAMES JANICE
913 BLUE SPRINGS DR
PENSACOLA, FLORIDA 32505

Legal Description: 44-1S3-010
LT 26 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 4289 P 70

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	2597.0000	06/01/11	\$591.66	\$0.00	\$86.53	\$678.19

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

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

\$678.19
\$0.00
\$150.00
\$75.00
\$903.19
\$903.19
\$27,302.50
\$6.25

*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA
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.

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:

Certificate No.	Parcel ID Number	Date	Legal Description
2597.0000	04-1671-000	06/01/2011	44-1S3-010 LT 26 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 4289 P 70

2012 TAX ROLL

JAMES PATSY E & JAMES JANICE
913 BLUE SPRINGS DR
PENSACOLA , Florida 32505

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

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.: 10950

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:

Patsy E. James and Janice James

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

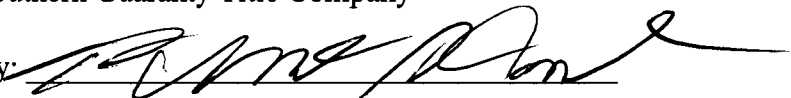
4. Taxes:

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10950

October 14, 2013

Lot 26, Block 15, Crescent Lake, Unit #4, as per plat thereof, recorded in Plat Book 5, Page 59, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10950

October 14, 2013

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

1. Judgment filed by Capital One Bank recorded in O.R. Book 5892, page 1051.
2. Possible Code Enforcement Lien filed by Escambia County recorded in O.R. Book 5969, page 1276.
3. Possible Judgment filed by State of Florida/Escambia County recorded in O.R. Book 5541, page 1395, and O.R. Book 5553, page 540.
4. Taxes for the year 2010 delinquent. The assessed value is \$55,533.00. Tax ID 04-1671-000.

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.

SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@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.: 04-1671-000

CERTIFICATE NO.: 2011-2597

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 State of Florida/ 221 Palafox Place, 4th Floor/
Escambia County, 190 Governmental Center, 32502
- Homestead for 2012 tax year.

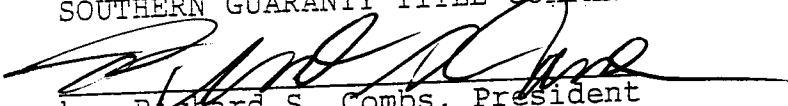
Patsy E. James
Janice James
913 Blue Springs Dr.
Pensacola, FL 32505

Capital One Bank
100 East Shore Dr.
Glen Allen, VA 23059

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

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.

2 REC \$10.50
DOC \$370.30

98071001
1997 #44-1S-30-1000-026-015

OR BK 4289 P60070
Escambia County, Florida
INSTRUMENT 98-508081

PREPARED BY:
CORP, INC.
4200 EAST BAYVIEW, SUITE 31
PENSACOLA, FL 32503

DEED DOC STAMPS PD @ ESC CO \$ 370.30
08/03/98 ERNIE LEE WAGNER, CLERK
By: *[Signature]*

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That MARY C. STUART, A WIDOW as Grantor.

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 PATSY E. JAMES, A SINGLE WOMAN AND JANICE JAMES, A SINGLE WOMAN as Grantee, whose address is 913 BLUE SPRINGS DRIVE, PENSACOLA, FLORIDA 32505

of the following described real property, situate, lying and being in the State of Florida, and County of ESCAMBIA, to wit:

LOT TWENTY-SIX (26), BLOCK FIFTEEN (15), CRESCENT LAKE, UNIT #4, A SUBDIVISION OF A PORTION OF SECTION 44, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 59, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.
(Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns, or successors in interest.) 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 indefeasible estate in fee simple in the said property, and has a 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.

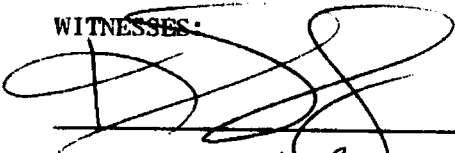
OR BK 4289 PG0071
Escambia County, Florida
INSTRUMENT 98-508081

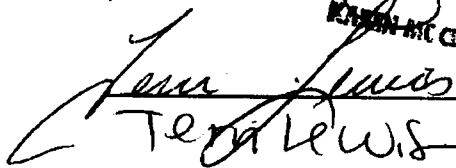
RCD Aug 03, 1998 11:47 am
Escambia County, Florida

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents this
31st day of JULY, 1998.

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-508081

WITNESSES:



KAREN MCCLAMMY


Terri Lewis

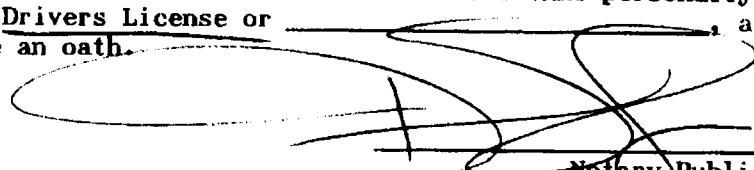


MARY C. STUART BY INDIA K. HIDALGO AS
ATTORNEY IN FACT

STATE OF FLORIDA

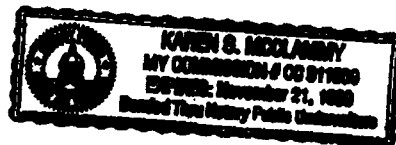
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 31st day of JULY, 1998, by
INDIA K. HIDALGO AS ATTORNEY IN FACT FOR MARY R. STUART personally known to me or who
has produced a Drivers License or _____, as identification and
who did not take an oath.



Notary Public

Commission No:
Commission expires:



IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
CAPITAL ONE BANK,
Plaintiff,
vs.
PATSY E JAMES
Defendant(s)

CASE NO. 2006 SC 000427
CIVIL DIVISION

FINAL JUDGMENT

This action came before the Court for a Final Default Judgment, after Defendant PATSY E JAMES failed to appear at the pre-trial conference. On the evidence presented the Court finds for the Plaintiff; and IT IS THEREFORE ORDERED AND ADJUDGED that Plaintiff, Capital One Bank, 100 East Shore Drive, Glen Allen, Virginia 23059, shall recover, from Defendant PATSY E JAMES, residing at 913 BLUE SPRINGS DR PENSACOLA, FL 32505, the following judgment:

Process Server Fee	\$ 50.00
Principal	\$1827.09
Interest Owed	\$1367.73
Court Costs	\$ 155.00
Attorney Fees	\$ 350.00
TOTAL	\$3749.82

Which judgment shall bear interest at the legal rate of 9%, for which Let Execution Issue and it is further ordered that the Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney, or the Plaintiff if the Plaintiff is not represented by an attorney.

ORDERED in chambers in ESCAMBIA County this 29th day
of March, 2006.

[Handwritten Signature]
COUNTY COURT JUDGE

Copies furnished to:
Plaintiff's Attorney:
RUSSELL LAW FIRM, P.A.
P.O. BOX 1868
BOCA RATON, FL 33429 1868

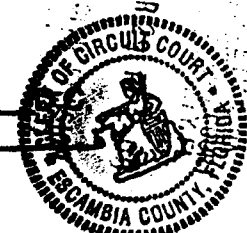
Certified to be a true copy of
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida

Defendant- at the above address

By: *[Handwritten Signature]*
Date: 4/3/06



Dkt: CC1033 Pg: 1



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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 05-10-0718
Location: 7092 Apple Street
PR# 271S30-3101-004-020

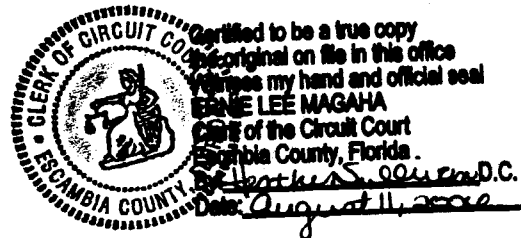
Janice C. James
7092 Apple Street
Pensacola, FL 32503

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,

Janice James 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 30-203(a), (b), (d), (e)

_____ has occurred and continues.



THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: Jamie C James shall have until Aug 28, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include: Removal of all nuisance conditions to include, trash, debris and inoperable vehicles and all overgrowth in excess of 12".

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.⁰⁰ per day, commencing August 27, 2006. 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 JAMIE JAMES.

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 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 8th day of August, 2006.



Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2004 CF 002288 A
DIVISION: A

vs

RCD Dec 15, 2004 01:45 pm
Escambia County, Florida

JANICE CECELIA JAMES
7092 APPLE STREET
PENSACOLA FL 32503

B/F DOB: 01/21/1959

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-312415

COURT DIVISION
FILED & RECORDED

2004 DEC - 1 P 11:33

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 250, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 0 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 250.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32592-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 1 day of December, 2004.

Ernie Lee Magaha

Judge

OR BK 5553 PG0540
Escambia County, Florida
INSTRUMENT 2004-319168

32

RCD Dec 31, 2004 01:15 pm
Escambia County, Florida

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-319168

vs.

CASE NO.: 2004 CF 002288 A
DIVISION: A

DEFENDANT: JANICE CECELIA JAMES
DATE OF BIRTH: 01/21/1959

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On DECEMBER 1, 2004, 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 \$ 2500.00, the amount of which shall bear interest at the rate prescribed by law (7%) until satisfied.

ERNEST LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2004 DEC 28
Date: 12/21/04

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 20th day of Dec., 2004.

[Signature]
Circuit Judge

CIRCUIT JUDGE

12/21/04
JH

cc: ASSISTANT STATE ATTORNEY
cc: PD PUBLIC DEFENDER