

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Aug 28, 2013 / 130724**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 2842.0000**, 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: 04-4164-000**

**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:** 49-1S3-050  
LT 16 AND ELY 21 93/100 FT OF LT 17 BLK 5 WOODLAND HEIGHTS UNIT NO 3 PB 4 P 33 OR 4890 P 1925

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
2012	2713.0000	06/01/12	\$1,673.21	\$0.00	\$99.35	\$1,772.56
2011	2842.0000	06/01/11	\$1,754.99	\$0.00	\$108.59	\$1,863.58

**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	2458.0000	06/01/13	\$1,607.54	\$6.25	\$80.38	\$1,694.17

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

\$5,330.31
\$0.00
\$150.00
\$75.00
\$5,555.31
\$5,555.31
\$12.50

\*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, C.F.C.A.  
Senior Deputy Tax Collector

Date of Sale: 7<sup>th</sup> 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
2842.0000	04-4164-000	06/01/2011	49-1S3-050 LT 16 AND ELY 21 93/100 FT OF LT 17 BLK 5 WOODLAND HEIGHTS UNIT NO 3 PB 4 P 33 OR 4890 P 1925

**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

This is to certify that the holder listed below of Tax Sale Certificate Number 2011/ 2842.000, Issued the 01st day of June, 2011, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit:  
04-4164-000

**Cert** PPF HOLDINGS III LTD.  
**Holder** U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI OH 45264

**Property** BAKER BENNIE  
**Owner** EZEQUIEL SANTOS  
1058 DECATUR AVE  
PENSACOLA FL 32507

LT 16 AND ELY 21 93/100 FT  
OF LT 17 BLK 5  
WOODLAND HEIGHTS UNIT NO 3  
PB 4 P 33  
OR 4890 P 1925

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid.

**Certificates owned by Applicant and Filed in Connection With This Application:**

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2011/ 2842.000	06/01/2011	1,754.99	0.00	108.59	1,863.58
2012/ 2713.000	06/01/2012	1,673.21	0.00	99.35	1,772.56

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

Certificate	Date of Sale	Face Amount	T/C Fee	Interest	Total
2013/ 2458.000	06/01/2013	1,607.54	6.25	80.38	1,694.17

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or included (County)	5,330.31
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant .{ }	
4. Ownership and Encumbrance Report Fee	150.00
5. Total Tax Deed Application Fee	75.00
6. Total Certified By Tax Collector To Clerk of Court	5,555.31
7. Clerk of Court Statutory Fee	
8. Clerk of Court Certified Mail Charge	
9. Clerk of Court Advertising Charge	
10. Sheriff's Fee	
11. _____	
12. Total of Lines 6 thru 11	
13. Interest Computed by Clerk of Court Per Florida Statutes .....{ % }	
14. One-half of the assessed value of homestead property, if applicable pursuant to section 197.502, F.S.	
15. Total of Lines 12 thru 14 (Statutory Opening Bid)	
16. Redemption Fee	6.25
17. Total Amount to Redeem	

\* Done this the 21st day of October, 2013

Date of Sale: 7 July 2014 TAX COLLECTOR OF Escambia County Tax Collector County

By

*Shirley Rich, C.F.C.A.*  
Senior Deputy Tax Collector

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this 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.: 10956

October 15, 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 10-15-1993, through 10-15-2013, and said search reveals the following:

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

Bennie R. Baker/Ezequiel Santos and Guadalupe Santos AKA Guadalupe Portilla Vallejo

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 15, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10956

October 15, 2013

**Lot 16 and the Easterly 21.93 feet of Lot 17, Block 5, Woodland Heights, Unit #3, as per plat thereof, recorded in Plat Book 4, Page 33, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10956

October 15, 2013

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

1. That certain mortgage executed by Bennie R. Baker in favor of Bank of America, N.A. dated 05/10/2002 and recorded 05/21/2002 in Official Records Book 4907, page 487 of the public records of Escambia County, Florida, in the original amount of \$57,400.00.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$69,910.00. Tax ID 04-4164-000.

**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: 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.: 04-4164-000

CERTIFICATE NO.: 2011-2842

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.

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

Bank of America, N.A.  
P.O. Box 26041  
Greensboro, NC 27420

Ezequiel Santos  
Guadalupe Santos aka  
Guadalupe Portilla Vallejo  
1058 Decatur Ave.  
Pensacola, FL 32507

and  
839 Fairfax Dr.  
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.

DEED DOC STAMPS PD @ ESC CO \$ 84.70  
04/23/02 ERNIE LEE MAGAHA, CLERK  
By: *E. Disvall*

RCD Apr 23, 2002 03:59 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-956743

This instrument was prepared by:  
Law Office of Paul B. Woods  
83 Baybridge Park  
Suite C  
Gulf Breeze, FL 32561  
Property Appraiser's  
Parcel Identification No.  
49-1S-30-5002-016-005

### QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 30<sup>th</sup> day of October, 1997, Between  
**GLADYS TORREANO**, a married woman whose post office address is 4244 Covered Creek Court,  
Jacksonville, FL 32277 of the County of Duval, State of Florida, grantor\*, and **BENNIE BAKER**, a single  
woman, whose post office address is P.O. Box 6259, Pensacola, FL 32503 of the County of Escambia, State of  
Florida, grantee\*.

**Witnesseth** that the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good  
and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, does hereby remise, release and quit-claim 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 16 AND THE EASTERLY 21 93/100 FEET OF LOT 17, BLOCK 5,  
WOODLAND HEIGHTS, UNIT #3, AS RECORDED IN PLAT BOOK 4,  
AT PAGE 33 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY,  
FLORIDA  
A/K/A 839 Fairfax Drive, Pensacola, FL 32503

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise  
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the grantor to the only  
proper use, benefit and behalf of the grantee forever.

This property never was and is not the Grantor's homestead. The Grantor's homestead and residence is 4244  
Covered Creek Court, Jacksonville, FL 32277.

\*\*Grantor" and "grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Kathy Avadikian  
(First Witness)  
Printed or typed name: Kathy Avadikian

Gladys Torreano (Seal)  
Grantor  
Printed or typed name: Gladys Torreano  
Address: 4244 Covered Creek Court, Jacksonville, FL  
32277

Joseph A. Torreano  
(Second Witness)  
Printed or typed name: Joseph A. Torreano

STATE OF FLORIDA  
COUNTY OF DUVAL

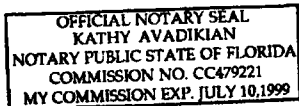
The foregoing instrument was acknowledged before me this 30 day of October,  
1997, by Gladys Torreano, who is personally known to me or  
who has produced \_\_\_\_\_ as identification and who did take an oath.

My Commission Expires: 7-10-99

Kathy Avadikian  
Notary Public

Printed, typed or stamped name:

KATHY AVADIKIAN





Name: Ezequiel Santos

Address: 1058 Decatur Av  
Pensacola, FL 32503

This Instrument Prepared by: Benni R. Baker

Address: P.O. Box 6259  
Pensacola, FL 32503

Property Appraiser Parcel Identification (Folio) Number(s):  
49-15-30-5002-016-005

Grantor(s) S.S. #s: Ezequiel Santos + Guadalupe Santos

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 12<sup>th</sup> day of June, A.D. 2013, by

Bennie R. Baker  
first party, to Ezequiel Santos & Guadalupe Santos (Portilla Vallejo)  
whose post office address is 1058 Decatur Av.  
Pensacola, FL 32507

second party:  
(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth.** That the said first party, for and in consideration of the sum of \$10 & other consideration in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of ESCAMBIA, State of FLORIDA, 32503, to-wit:

Lot 16 and the Easterly 21.93 feet of Lot 17 in Blk. 5 of Woodland Heights Unit 3 of a Subdivision in Section 49, Township 1 South, Range 30 West, City of Pensacola, Escambia County, FL, according to the Plat thereof, as recorded in Plat Book 4, on page 33, of the Public Records of Escambia Co., FL.

**To Have and to Hold** The same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**In Witness Whereof,** The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Printed Name  
[Signature]  
Printed Name  
Anita Brown  
Printed Name

Benni R. Baker  
Printed Name  
Benni R. Baker  
Printed Name  
P.O. Box 6259  
Post Office Address  
Pensacola, FL 32503

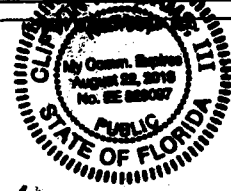
Witness Signature (as to Co-Grantor, if any)  
Printed Name  
Witness Signature (as to Co-Grantor, if any)  
Printed Name

Co-Grantor Signature, if any  
Printed Name  
Post Office Address

STATE OF Florida  
COUNTY OF Escambia

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Benni R. Baker

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that she is the person whose name is in the following form of identification of the above-named person Benni R. Baker and that an oath (was/was not) taken



Witness my hand and official seal in the County and State last aforesaid this 12 day of June, A.D. 2013  
Clifford R. Adams III  
Notary Signature  
Clifford R. Adams III  
Printed Notary Signature

33.00  
200.90  
114.80

PAY TO THE ORDER OF

WITHOUT RECOURSE  
Bank of America, N.A.

BY John E. Mack  
JOHN E. MACK  
SR. VICE PRESIDENT

OR BK 4907 P60487  
Escambia County, Florida  
INSTRUMENT 2002-967193

MTG DOC STAMPS PD @ ESC CO \$ 200.90  
05/21/02 ERNIE LEE MERRA, CLERK

INTRINSIC TAX PD @ ESC CO \$ 114.80  
05/21/02 ERNIE LEE MERRA, CLERK

Bank of America 

00000068211027499299

CreditLine<sup>SM</sup>  
Mortgage

BANK OF AMERICA, N.A. (THE "BANK")

This Instrument prepared by and when recorded mail to:

ANDREA MATHIS  
BANK OF AMERICA/CONSUMER LOAN PROCESSING, N.A.  
830 CENTRAL AVE  
ST PETE, FL 33701  
P.O. BOX 31590  
TAMPA, FL 33633-0754 ✓

This space is for Recorder's use only.

This Mortgage is made this 10 day of MAY 2002, between  
BENNIE BAKER, AN UNMARRIED PERSON

whose address is 230 SAINT EUSEBIA ST PENSACOLA FL 32503-0000  
(jointly and severally if more than one, "Grantor"), and BANK OF AMERICA, N.A. whose address is  
P.O. BOX 26041 GREENSBORO, NC 27420-0000 (the "Bank").

Witnesseth That Whereas, BENNIE R BAKER

(jointly and severally if more than one, "Borrower") is justly indebted to the Bank for advances extended by the Bank in an amount up to the maximum sum of  
FIFTY SEVEN THOUSAND FOUR HUNDRED DOLLARS AND 00 CENTS Dollars (\$ 57,400.00 )  
outstanding at any time according to the terms of a certain CreditLine Agreement and Disclosure given by Borrower to the Bank on 5/10/02  
with final payment being due on 5/10/27 unless renewed, modified, extended or consolidated (the "Obligation"); and

Whereas, this Mortgage is given to secure to the Bank (a) the repayment of the debt evidenced by the Obligation, and all renewals, extensions, modifications, replacements and consolidations of the Obligation; (b) the payment of all other sums, with interest, advanced under the terms of this Mortgage; (c) the performance of Grantor's covenants and agreements under this Mortgage and any other agreements executed by Grantor at the Bank's request pertaining to the debt evidenced by the Obligation (together, the "Loan Documents"); and (d) all future amounts, including future advances, the Bank in its discretion may loan to Borrower. The total indebtedness secured by this Mortgage, collectively referred to herein as the "Secured Indebtedness", may decrease or increase from time to time, but the maximum principal indebtedness outstanding under the Obligation at any one time shall not exceed \$ 57,400.00, plus interest, plus amounts expended or advanced by the Bank for the payment of taxes, levies or insurance on the property described herein and for maintenance, repair, protection and preservation of the property and interest on such amounts. Specifically, without limitation, this Mortgage also secures all future amounts the Bank in its discretion may loan to Borrower within twenty (20) years of the date of this Mortgage, together with all interest thereon; however, in no event shall such future advances (excluding interest) exceed in the aggregate \$ 114,800.00.

Now Therefore, in consideration of the premises and of the extension of credit set forth herein, Grantor mortgages to the "Bank" all of Grantor's right, title and interest in the following property, to wit:

**LOT 16 AND THE EASTERLY 21.93 FEET OF LOT 17, BLOCK 5, WOODLAND HEIGHTS, UNIT NO.3 OF A SUBDIVISION IN SECTION 49, TOWNSHIP 1 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 4, PAGE 33 OF THE PUBLIC RECORDS OF SAID COUNTY.**

which has the address of 839 FAIRFAX DR  
PENSACOLA FL 32503-0000 ("Property Address");

In Witness Whereof, this Mortgage has been duly executed by Grantor the day and year first above written.

Witness (as to all signers):

*J. Keith Nicholson*  
\_\_\_\_\_  
Witness Signature  
*J. Keith Nicholson*  
\_\_\_\_\_  
Type or Print Name

*Monique Addison*  
\_\_\_\_\_  
Witness Signature  
*Monique Addison*  
\_\_\_\_\_  
Type or Print Name

*Bennie Baker*  
\_\_\_\_\_  
Grantor Signature  
**BENNIE BAKER**  
\_\_\_\_\_  
Type or Print Name  
**230 SAINT EUSEBIA ST**  
\_\_\_\_\_  
Post Office Address  
**PENSACOLA FL 32503-0000**

\_\_\_\_\_  
Grantor Signature  
\_\_\_\_\_  
Type or Print Name  
\_\_\_\_\_  
Post Office Address

\_\_\_\_\_  
Grantor Signature  
\_\_\_\_\_  
Type or Print Name  
\_\_\_\_\_  
Post Office Address

\_\_\_\_\_  
Grantor Signature  
\_\_\_\_\_  
Type or Print Name  
\_\_\_\_\_  
Post Office Address