

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 26, 2013 / 130324**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 3305.0000** , 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: 05-3696-000**

Certificate Holder:
TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC
PO BOX 3167
TAMPA, FLORIDA 33601

Property Owner:
RAND LINDA A
4474 MONTCLAIR RD
PENSACOLA , FLORIDA 32505

Legal Description: 10-2S3-010
LT 43 BLK 1 EASTMONT UNIT NO 2 PB 5 P 31 OR 3170 P 954 OR 6259 P 1919

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	3305.0000	06/01/11	\$228.47	\$0.00	\$89.10	\$317.57

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	2936.0000	06/01/13	\$260.68	\$6.25	\$13.03	\$279.96
2012	3176.0000	06/01/12	\$259.51	\$6.25	\$42.82	\$308.58

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

\$906.11
\$0.00
\$150.00
\$75.00
\$1,131.11
\$1,131.11
\$17,052.00
\$6.25

*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: January 6, 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,

**TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC
PO BOX 3167
TAMPA, Florida, 33601**

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
3305.0000	05-3696-000	06/01/2011	10-2S3-010 LT 43 BLK 1 EASTMONT UNIT NO 2 PB 5 P 31 OR 3170 P 954 OR 6259 P 1919

2012 TAX ROLL

RAND LINDA A
4474 MONTCLAIR RD
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.

tctampa (Jon Franz)
Applicant's Signature

07/26/2013
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.: 10528

August 2, 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 08-03-1993, through 08-03-2013, and said search reveals the following:

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

Linda A. Rand

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: 

August 2, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10528

August 2, 2013

**Lot 43, Block 1, Eastmont Unit No. 2, as per plat thereof, recorded in Plat Book 5, Page 31,
of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10528

August 2, 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 4315, page 1036, and O.R. Book 4446, page 857.
2. Judgment filed by State of Florida recorded in O.R. Book 5717, page 1755, and O.R. Book 5432. page 651.
3. Taxes for the year 2010-2012 delinquent. The assessed value is \$34,104.00. Tax ID 05-3696-000.

PLEASE NOTE THE FOLLOWING:

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

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: 1-6-2014

TAX ACCOUNT NO.: 05-3696-000

CERTIFICATE NO.: 2011-3305

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

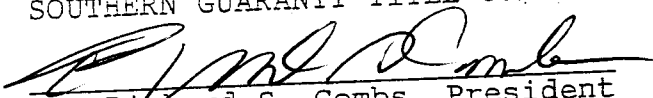
YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 221 Palafox Place, 4th Floor/
190 Governmental Center, 32502
 Homestead for 2012 tax year.

Linda A. Rand
4474 Montclair Rd.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 8th day of August, 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.

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That JOHN C. RAND,
for and in consideration of the sum of TEN DOLLARS(\$10.00), and
other valuable considerations, receipt whereof is hereby
acknowledged, to remise, release, and quit claim unto
LINDA A. RAND, her heirs, executors, administrators and assigns
forever, the following described property, situated in Escambia
County, State of Florida to wit:

LOT 43, BLOCK 1, EASTMONT UNIT NO. 2, A SUBDIVISION OF A
PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 30 WEST,
ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 5, PAGE 31, OF THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA.

A/K/A
4474 MONTCLAIR ROAD
PENSACOLA, FL 32514

Parcel ID#

Together with all and singular the tenements, hereditaments and
appurtenances thereto belonging or in any wise appertaining, free
from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this 11th day of December, 2007.

Signed, sealed and delivered
in our presence

Marcia L. Schultz
Marcia L. Schultz
GAIL BARE
GAIL BARE

John C. Rand
JOHN C. RAND

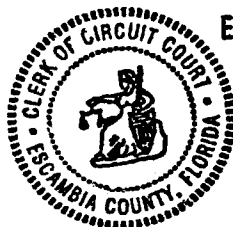
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th
day of December, 2007, by John C. Rand, who produced
identification of FLDC and did not take an oath.

Prepared By:

John C. Rand
3960 Erress Blvd
Pensacola, FL 32505
Return To: Linda A. Rand
4474 Montclair Road
Pensacola, FL 32505

Maura S. Clark
Notary Public
Deputy Clerk



Ernie Lee Magaha, Clerk and Comptroller

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO: 2004 CJ 000687 A
FAMILY ID: 40490
DIVISION: G

vs

J.C.R., A CHILD
4474 E MONTCLAIR ROAD
PENSACOLA FL 32505

B/M DOB: 05/05/1989

ERD
JUL 18 10 23 39
JUVENILE DIVISION
CIRCUIT COURT
ESCAMBIA COUNTY, FL

JUDGMENT AGAINST PARENTS OF CHILD FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that LINDA RAND, the mother and JOHN C. RAND JR, the father, joint and several, shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 50.00 , which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel to the child and for taxable costs in this cause, plus an additional \$ 80.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 130.00 .

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 parents of the child and their estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in §.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, Juvenile Division, temporarily located at 2251 North Palafox, Pensacola, FL 32501.

DONE AND ORDERED this 4th day of August, 2005.



CIRCUIT JUDGE, DIVISION G

JOHN C. RAND, JR. AND LINDA RAND
4474 E. MONTCLAIR ROAD, PENSACOLA, FL 32505

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, STATE OF FLORIDA
JUVENILE DIVISION, SECTION

RCD Jun 15, 2004 10:40 am
Escambia County, Florida

IN THE INTEREST OF:

J.R. _____, a child
DOB: 5-5-89
CASE NUMBER: 40490
CJ NUMBER: 2004 CJ 000687 A

CASE NUMBER: 40490

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-251182

JUDGMENT AGAINST PARENT(S) OF CHILD
FOR ATTORNEY FEES AND COST

It is hereby ordered and adjudged that reasonable attorney's fees for services rendered by Court-appointed counsel to the child in the cause is \$ 100.00 in favor of the State of Florida; that said amount plus an additional \$ 500 to be deposited in the Indigent Criminal Defense Trust Fund, a subdivision of the State of Florida, is hereby assessed against LINDA RAND, the mother, and JOHN RAND, the father, individual/joint and several, and _____

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

Payments toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of Court, Juvenile Division, 1800 West St Mary, Pensacola, Florida 32501.

DONE AND ORDERED AND ADJUDGED at Pensacola, Escambia County, Florida this 8th day of JUNE, 2004.



JUDGE, CIRCUIT COURT

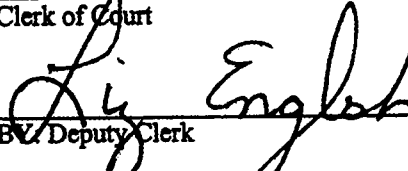
One of the following must be executed.

I hereby acknowledge receipt of a copy of this Judgment.

Parent(s) Signature(s)

I do hereby certify that a copy hereof has been furnished to Recipient's Parent(s) by delivery/mail, this 10th day of JUNE, 2004.

ERNIE LEE MAGAHA
Clerk of Court



Deputy Clerk



LINDA AND JOHN RAND, 4474 EAST MONICLAIR ROAD, PENSACOLA, FL 32505

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 03305 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 5, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LINDA A RAND 4474 MONTCLAIR RD PENSACOLA FL 32505	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
---	---

WITNESS my official seal this 5th day of December 2013.



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 **January 6, 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 **TC TAMPA 1 LLC PNC C/O TC TAMPA 1 LLC** holder of **Tax Certificate No. 03305**, issued the **1st day of June, A.D., 2011** 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 43 BLK 1 EASTMONT UNIT NO 2 PB 5 P 31 OR 3170 P 954 OR 6259 P 1919

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053696000 (14-055)

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

LINDA A RAND

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 **January**, which is the **6th day of January 2014**.

Dated this 5th day of December 2013.

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:

4474 MONTCLAIR RD 32505



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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

LINDA A RAND
4474 MONTCLAIR RD
PENSACOLA FL 32505

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

Document Number: ECSO13CIV057472NON

Agency Number: 14-002595

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03305, 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LINDA A RAND

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/4/2013 at 2:37 PM and served same at 11:55 AM on 12/5/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: *RJ Wright, #922*
RJ WRIGHT, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

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Post Property:

4474 MONTCLAIR RD 32505



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
2013 DEC -4 P 2:37
CLERK OF THE CIRCUIT COURT, FL
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV057461NON

Agency Number: 14-002564

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 03305 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE LINDA A RAND

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 12/4/2013 at 2:42 PM and served same on LINDA A RAND , at 8:55 AM on 12/5/2013 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: R. Wright #922

R. WRIGHT, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

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Personal Services:

LINDA A RAND
4474 MONTCLAIR RD
PENSACOLA FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2013 DEC -4 P 2:42
ESCAMBIA COUNTY, FL
SEALERS OFFICE
PROPERTY UNIT

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:

ESCAMBIA COUNTY [14-055]
OFFICE OF COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

2. Article Number

(Transfer from service label)

7008 1830 0000 0243 3241

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Karla Meador* Agent
 Addressee

B. Received by (Printed Name) *KARLA MEADOR* C. Date of Delivery *12/6/13*

D. Is delivery address different from item 1? Yes
If 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

11/3305

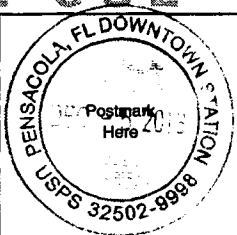
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U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To
 Street, or PO E
 City, Sta

LINDA A RAND [14-055]
 4474 MONTCLAIR RD
 PENSACOLA FL 32505

PS Form 3849, June 2002

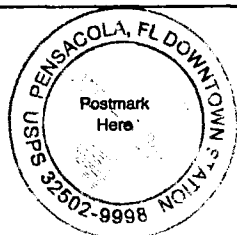
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U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



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 City, Sta

ESCAMBIA COUNTY [14-055]
 OFFICE OF COUNTY ATTORNEY
 221 PALAFOX PLACE STE 430
 PENSACOLA FL 32502

PS Form 3849, June 2002