

## 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>  |
|------------------------|-------------------------|-------------|---|
| 3746.0000              | 06-0459-000             | 06/01/2011  | 16-2S3-024<br>LOT 24 BLK Q RE S/D OF OAKCREST PB 3 P<br>69/82/89 OR 6443 P 1925 SEC 15/16 T 2S R 30 |

**2012 TAX ROLL**

MARTIN SKIP  
PO BOX 1301  
WINDER , Georgia 22180

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 / 130733

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 3746.0000**, 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: 06-0459-000**

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

**Property Owner:**  
MARTIN SKIP  
PO BOX 1301  
WINDER, GEORGIA 22180

**Legal Description:** 16-2S3-024  
LOT 24 BLK Q RE S/D OF OAKCREST PB 3 P 69/82/89 OR 6443 P 1925 SEC 15/16 T 2S R 30

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       | 3746.0000          | 06/01/11     | \$1,132.21 | \$0.00  | \$121.01 | \$1,253.22 |

**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

|            |
|------------|
| \$1,253.22 |
| \$0.00     |
|            |
| \$150.00   |
| \$75.00    |
| \$1,478.22 |
|            |
|            |
|            |
|            |
| \$1,478.22 |
|            |
|            |
|            |
| \$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.


AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the real property in fee simple, that the Grantor has good right and lawful authority to sell and convey the real property, that the Grantor hereby fully warrants the title to the real property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor, but none other.

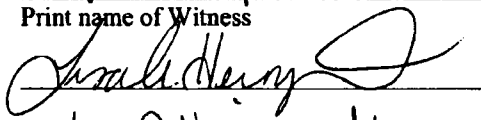
IN WITNESS WHEREOF, this instrument has been executed by the Grantor as of the day and year first above written.

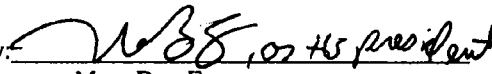
Witnesses as to Grantor:

FANNIE MAE a/k/a FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

By: BEN-EZRA & KATZ, P.A., its  
Attorney-in-Fact

  
Victoria Fernandez  
Print name of Witness

  
Lisa A. Heinzer  
Print name of Witness

By:   
Name: Marc Ben-Ezra  
Title: President


INSTRUMENT # 2579056 5 PGS

STATE OF FLORIDA


COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 2010, by Marc Ben-Ezra, as President of BEN-EZRA & KATZ, P.A., as Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, who is personally known to me.

My commission expires:

  
Notary Public

Print name: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
 Victoria Fernandez  
Commission # DD729643  
Expires: OCT. 28, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2579056 5 PGS  
Jun 03, 2010 01:50 PM  
BOOK 3960 PAGE 133  
J. K. IRBY  
Clerk Of Circuit Court  
Alachua County, Florida  
CLERK13 Receipt # 445054

Doc Stamp-Deed: \$249.90



2579056

5 PGS

**NOTE TO TAX EXAMINER/CLERK:**

The consideration for this property is \$35,700.00

This Instrument Was Prepared By and  
Record and Return To:

Karen S. Leopold, Esq.  
REO TITLE COMPANY OF FLORIDA, LLC  
20801 Biscayne Boulevard, Suite 501  
Aventura, FL 33180

Folio #06-0459-000

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made this 19th day of May, 2010, by FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, organized and existing under the laws of United States of America, whose mailing address is 13455 Noel Road, Dallas, Texas 75240 ("Grantor"), in favor of Skip Martin, whose mailing address is P.O. Box 1301, Winder, GA 30680 ("Grantee"),

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the parcel of real property situated in Escambia County, Florida, described as follows:

Lot Twenty-Four (24), Block "Q", RE-SUBDIVISION OF A PORTION OF OAKCREST,  
according to the Plat thereof, recorded in Plat Book 3, at Page 69, of the Public Records of  
Escambia County, Florida.

TOGETHER with all tenements, hereditaments, appurtenances, rights, reversions or reservations belonging thereto.

SUBJECT to taxes for the year 2010 and subsequent years; conditions, limitations, restrictions and easements of record which are not reimposed by this instrument and zoning ordinances and government regulations, if any.

GRANTOR conveys title by Special Warranty Deed without covenants of title or the equivalent for the State the property is located. Grantor makes no representations or warranties of any kind or nature whatsoever, whether expressed, implied, implied by law or otherwise, concerning the condition of the title of the property.

GRANTEE herein is prohibited from conveying the subject property to a bona fide purchaser for value for a sales price of greater than \$35,700.00 times 120%, for a period of 3 months from the date of this deed. Grantee is also prohibited from encumbering the subject property with a security instrument in the principal amount of greater than \$35,700.00 times 120%, for a period of 3 months from the date of this deed. These restrictions shall run with the land and are not personal to Grantee.

TO HAVE AND TO HOLD the same in fee simple forever.

1-FNMA-206 EMERAL

This instrument is being re-recorded to reflect recordation  
in the correct county.

# 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: 07-07-2014

TAX ACCOUNT NO.: 06-0459-000

CERTIFICATE NO.: 2011-3746

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

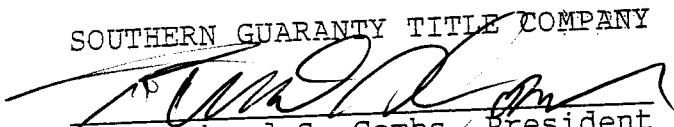
- ☒ Notify City of Pensacola, P.O. Box 12910, 32521  
☒ Notify Escambia County, 190 Governmental Center, 32502  
☒ Homestead for \_\_\_\_\_ tax year.

Skip Martin  
P.O. Box 1301  
Winder, GA 22180

Unknown Tenants  
206 Emerald Ave.  
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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10964

October 15, 2013

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

1. Taxes for the year 2010 delinquent. The assessed value is \$38,307.00. Tax ID 06-0459-000.

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.: 10964

October 15, 2013

**Lot 24, Block Q, Re-Subdivision of a portion of Oakcrest, as per plat thereof, recorded in  
Plat Book 3, Page 69, 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.: 10964

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:

Skip Martin

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

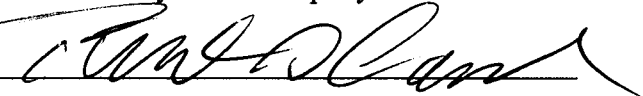
4. Taxes:

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



## 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 July 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 **PPF HOLDINGS III LTD** holder of **Tax Certificate No. 03746**, 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:

**LOT 24 BLK Q RE S/D OF OAKCREST PB 3 P 69/82/89 OR 6670 P 1573 SEC 15/16 T 2S R 30**

**SECTION 16, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 060459000 (14-503)**

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

**SKIP MARTIN**

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 July, which is the **7th day of July 2014**.

Dated this 5th day of June 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:

**206 EMERALD AVE 32505**



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

By:  
Emily Hogg  
Deputy Clerk

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

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 03746 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 5, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

|  |   |
|--|---|
| SKIP MARTIN<br>PO BOX 1301<br>WINDER, GA 22180 | SKIP MARTIN<br>C/O TENANTS<br>206 EMERALD AVE<br>PENSACOLA FL 32505 |
|--|---|

WITNESS my official seal this 5th day of June 2014.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**WARNING**

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**Post Property:**

**206 EMERALD AVE 32505**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

14-503

**3H4LX74A10KFKSJYVC2YMF RETURN OF SERVICE**

**Document Number:** ECSO14CIV024859NON

**Agency Number:** 14-008588

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03746, 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: SKIP MARTIN

**Defendant:**

**Type of Process:** WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/5/2014 at 10:15 AM and served same at 4:37 PM on 6/5/2014 in ESCAMBIA COUNTY, FLORIDA,  
by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:  #928

R. WRIGHT, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DLRUPERT

7008 1830 0000 0244 1734

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

OFFICIAL USE

|   |         |
|---|---------|
| Postage   | \$ .49  |
| Certified Fee                                     | 3.30    |
| Return Receipt Fee<br>(Endorsement Required)      | 2.70    |
| Restricted Delivery Fee<br>(Endorsement Required) |         |
| Total Postage & Fees                              | \$ 6.49 |



Sent To

SKIP MARTIN [14-503]  
 PO BOX 1301  
 WINDER, GA 22180

Street, Apt.  
 or PO Box /  
 City, State

PS Form 3800, Aug 2004

ons

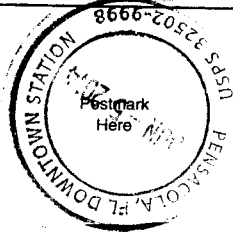
7008 1830 0000 0244 1741

**U.S. Postal Service™**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)®

OFFICIAL USE

|   |         |
|---|---------|
| Postage   | \$ .49  |
| Certified Fee                                     | 3.30    |
| Return Receipt Fee<br>(Endorsement Required)      | 2.70    |
| Restricted Delivery Fee<br>(Endorsement Required) |         |
| Total Postage & Fees                              | \$ 6.49 |



Sent To

SKIP MARTIN [14-503]  
 C/O TENANTS  
 206 EMERALD AVE  
 PENSACOLA FL 32505

Street, Apt.  
 or PO Bo  
 City, State

PS Form

Free for instructions

11/3746

**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:

SKIP MARTIN [14-503]  
PO BOX 1301  
WINDER, GA 22180

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x *Martha Butte*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

*Martha Butte*

C. Date of Delivery

*6-13-14*

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

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0244 1734

PS Form 3811, July 2013

Domestic Return Receipt

11/3746