

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 26, 2013 / 130337

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4556.0000**, 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: 07-1198-000**

Certificate Holder:

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

Property Owner:

BROWN BOWMAN & BROWN BARBARA
PO BOX 16309
PENSACOLA, FLORIDA 32507

Legal Description: 34-2S3-009

LT 25 BLK 2 DB 561 P 689 JACKSON HTS PB 1 P 57 CA 167

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	4556.0000	06/01/11	\$353.70	\$0.00	\$57.48	\$411.18

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	4054.0000	06/01/13	\$260.55	\$6.25	\$13.03	\$279.83
2012	4430.0000	06/01/12	\$279.84	\$6.25	\$28.57	\$314.66

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

\$1,005.67
\$0.00
\$150.00
\$75.00
\$1,230.67
\$1,230.67
\$17,048.00
\$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
4556.0000	07-1198-000	06/01/2011	34-2S3-009 LT 25 BLK 2 DB 561 P 689 JACKSON HTS PB 1 P 57 CA 167

2012 TAX ROLL

BROWN BOWMAN & BROWN BARBARA
PO BOX 16309
PENSACOLA , Florida 32507

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

AFFIDAVIT FOR EXTENDING JUDGMENT

Case 97-646-SP

The undersigned, being duly sworn according to law, deposes and says:

1. Name and address of judgment creditor(s):

First National Bank & Trust
29 N. Eglin Parkway
P.O. Drawer 1327
Fort Walton Beach, FL 32549

RCD Jul 21, 2004 08:39 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-265521

2. Name and last known address of judgment debtor(s)

Bowman L Brown JR
Last Known PO Box 16309
Pensacola, FL 32507

Barbara B Brown
Last Known PO Box 16309
Pensacola, FL 32507

3. Judgment Amount: \$896.98

4. Interest Rate 10%

Judgment Creditor:

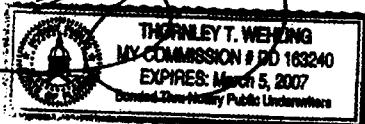
First National Bank & Trust

By: Deloris Duke
Deloris Duke, VP Collections/Litigation

State of Florida
County of Okaloosa

The foregoing instrument was acknowledged before me this 19th day of July 2004 by Deloris Duke, VP Collections/Litigation Officer, who is personally known to me and who did not take an oath.

NOTARY



IN THE COUNTY COURT IN AND FOR OKALOOSA COUNTY, FLORIDA

FIRST NATIONAL BANK & TRUST

OR BK 4145 PG 112
Escambia County, Florida
INSTRUMENT 97-396994
OR BK 5459 PG 0472
Escambia County, Florida
INSTRUMENT 2004-265522

Plaintiff(s)

RCD Jul 21, 2004 08:39 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-265522

-vs-

CASE NO. 97-646 SP

BONNIE L. BROWN JR.

CLERK OF
OKALOOSA COUNTY

BARBARA B. BROWN

Defendant(s)

1977 MAY 23 PM 9 01
FL.

FINAL JUDGMENT FOR PLAINTIFF

This cause came on this day for a hearing on trial before the Court without the intervention of a jury. On the evidence presented

IT IS ADJUDGED that the Plaintiff(s): FIRST NATIONAL BANK & TRUST

PO DRAWER 1327

PORT WALTON BEACH, FL 32549

recover from the Defendant(s):

BONNIE L. BROWN JR.

BARBARA B. BROWN

6841 PINE FOREST RD

PENSACOLA, FL 32526

the principal sum of: \$ 652.46 RCD Jun 30, 1997 12:40 pm
Escambia County, Florida

plus pre-judgment interest of: \$ 141.02

with costs of: \$ 103.50

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-396994

making a total of: \$ 896.98

that shall bear interest at a rate of 10 % per annum for which let execution issue.

ORDERED in SHALIMAR, Florida, this 21 day of MAY, 1997.

Copies to: Plaintiff(s)
Defendant(s)

NEWMAN C. BRACKIN, CLERK OF CIRCUIT COURT

By: Bonnie Greene
Deputy Clerk

I HEREBY CERTIFY that the foregoing
is a true copy of the instrument filed in this
office.

NEWMAN C. BRACKIN, CLERK OF CIRCUIT COURT

Dated 05-23-2004 by B. Greene D.C.



THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC
358 WEST NINE MILE ROAD SUITE D
PENSACOLA, FLORIDA 32534
Property Appraisers Parcel Identification (Folio) Number: 352S30-0930-025-002
Incidental to the issuance of a title insurance policy

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20th day of September, 2010 by PHYLLIS MCKINNEY GARNER, Single whose post office address is 3951 Bournemouth Bond, Williamsburg, VA 23188 herein called the grantor, to BOWMAN BROWN and BARBARA BROWN, Husband and Wife, whose post office address is 22 Sandlewood Street, Pensacola, FL 32505, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

Lot 25, Block 2, Jackson Heights, a part of Juan Dominguez Grant, in Section 34, Township 2 South, Range 30 West, according to the plat thereof, recorded in Plat Book 1, Page(s) 57, of the Public Records of Escambia County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2009 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Madeline Jones
Witness #1 Signature

Madeline Jones
Witness #1 Printed Name

Donald Rodriguez
Witness #2 Signature

Daniel Rodriguez
Witness #2 Printed Name

Phyllis McKinney Garner
PHYLLIS MCKINNEY GARNER

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 18 day of September, 2010 by PHYLLIS MCKINNEY GARNER, Single, who is personally known to me or has produced Driver's License as identification.

SEAL



Brian M. Gado
Notary Public #712634
Brian M. Gado
Printed Notary Name

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: 1-6-2014
TAX ACCOUNT NO.: 07-1198-000
CERTIFICATE NO.: 2011-4556

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

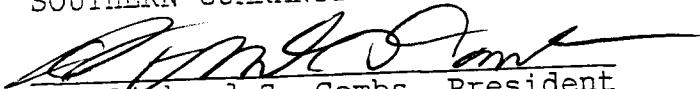
Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2012 tax year.

Bowman Brown
Barbara Brown
P.O. Box 16309
Pensacola, FL 32507
and
22 Sandalwood Ave.
Pensacola, FL 32505

First National Bank & Trust
P.O. Drawer 1327
Ft. Walton Beach, FL 32549

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10543

August 5, 2013

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

1. Judgment filed by First National Bank & Trust recorded in O.R. Book 5459, page 472.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$34,096.00. Tax ID 07-1198-000.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10543

August 5, 2013

**Lot 25, Block 2, Jackson Heights, as per plat thereof, recorded in Plat Book 1, Page 57, 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.: 10543

August 5, 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 08-05-1993, through 08-05-2013, and said search reveals the following:

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

Bowman Brown and Barbara Brown, husband and wife

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

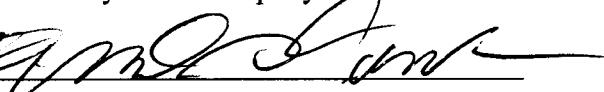
4. Taxes:

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 5, 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 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. 04556, 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 25 BLK 2 DB 561 P 689 JACKSON HTS PB 1 P 57 CA 167

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071198000 (14-064)

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

BOWMAN BROWN and BARBARA BROWN

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.

Post Property:

22 SANDALWOOD AVE 32505

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



By:
Emily Hogg
Deputy Clerk

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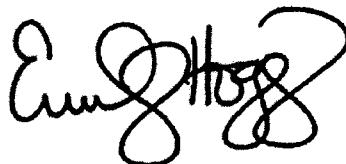
BOWMAN BROWN and BARBARA BROWN

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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 # 04556 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:

BOWMAN BROWN PO BOX 16309 PENSACOLA FL 32507	BARBARA BROWN PO BOX 16309 PENSACOLA FL 32507
BOWMAN BROWN 22 SANDAL WOOD AVE PENSACOLA FL 32505	BARBARA BROWN 22 SANDAL WOOD AVE PENSACOLA FL 32505
FIRST NATIONAL BANK & TRUST PO DRAWER 1327 FT WALTON BEACH FL 32549	

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

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

BOWMAN BROWN and BARBARA BROWN

RECEIVED

2013 DEC -4 P 2:38

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.

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Post Property:

22 SANDALWOOD 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

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV057508NON

Agency Number: 14-002603

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04556, 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BOWMAN BROWN AND BARBARA BROWN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/4/2013 at 2:38 PM and served same at 1:03 PM 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: _____

Wise 925
P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

2008 1830 0000 0243 2848
2008 1830 0000 0243 2855

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
FIRST NATIONAL BANK & TRUST
[14-064]
PO DRAWER 1327
FT WALTON BEACH FL 32549

Street, A
or PO B
City, Sta
PS Form

Postmark Here

PENSACOLA, FL DOWNTOWN STATION
USPS 32502-9898

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PENSACOLA FL 32505

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PENSACOLA FL 32507

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PENSACOLA FL 32507

Street, A
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Postmark Here

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USPS 32502-9898

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PO BOX 16309
PENSACOLA FL 32507

Street, A
or PO
City, S
PS Form

Postmark Here

PENSACOLA, FL DOWNTOWN STATION
USPS 32502-9898

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:

BARBARA BROWN [14-064]
PO BOX 16309
PENSACOLA FL 32507

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X Barbara Brown Agent
 Addressee

B. Received by (Printed Name)

Barbara Brown **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

2. Article Number

(Transfer from service label)

7008 1830 0000 0243 2824

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

11/4556

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:

FIRST NATIONAL BANK & TRUST
[14-064]
PO DRAWER 1327
FT WALTON BEACH FL 32549

2. Article Number

(Transfer from service label)

7008 1830 0000 0243 2855

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent
 Addressee

B. Received by (Printed Name)

Jim Ross

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes**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:

BOWMAN BROWN [14-064]
PO BOX 16309
PENSACOLA FL 32507

2. Article Number

(Transfer from service label)

7008 1830 0000 0243 2961

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Agent
 Addressee

B. Received by (Printed Name)

Barbara Brown 12/6/13

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

11/4556