

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE  
50 SOUTH 16TH STREET SUITE 195  
PHILADELPHIA, Pennsylvania, 19102**

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>
5871.0000	09-1475-000	06/01/2011	25-1S3-131 BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192

**2013 TAX ROLL**

MAGEE VERRIS G  
6845 PINE FOREST RD  
PENSACOLA , Florida 32526-8931

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.

trcspellc (Dan Friedman)  
Applicant's Signature

12/19/2013  
Date

FORM 513  
(r.12/00)

**TAX COLLECTOR'S CERTIFICATION**

**APPLICATION DATE**

12/19/2013

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 09-1475-000**

December 27, 2013  
Tax Year: 2010  
Certificate Number: 5871.0000

BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT  
S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Dec 19, 2013 / 130945

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 5871.0000**, 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: 09-1475-000**

**Certificate Holder:**  
TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE  
50 SOUTH 16TH STREET SUITE 195  
PHILADELPHIA, PENNSYLVANIA 19102

**Property Owner:**  
MAGEE VERRIS G  
6845 PINE FOREST RD  
PENSACOLA, FLORIDA 32526-8931

**Legal Description:** 25-1S3-131  
BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT  
S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO PO ...  
**See attachment for full legal description.**

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	5871.0000	06/01/11	\$1,695.73	\$0.00	\$84.79	\$1,780.52

**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	5120.0000	06/01/13	\$1,586.87	\$6.25	\$79.34	\$1,672.46
2012	5639.0000	06/01/12	\$1,656.69	\$6.25	\$82.83	\$1,745.77

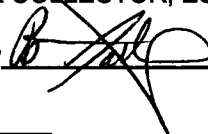
- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2013)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
- 
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....( %)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$5,198.75
\$0.00
\$1,541.00
\$150.00
\$75.00
\$6,964.75
\$6,964.75
\$6.25

\*Done this 19th day of December, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale: 4/5/14

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

**RESIDENTIAL SALES  
ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Pine Forest Road

Legal Address of Property: 6839 Pine Forest Road, Pensacola, FL 32526

The County (X) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Denis A. Braslow, Attorney at Law  
700 S. Palafox Street, Suite 315  
Pensacola, FL 32501

**AS TO SELLER(S):**

  
WITNESS: DENIS A. BRASLOW


  
Marvin W. Howard

  
WITNESS: SHERYL BERTSCH

  
Hilma C. Howard

**AS TO BUYER(S):**

  
WITNESS: DENIS A. BRASLOW

  
Verris E. Magee  
Bm

  
WITNESS: SHERYL BERTSCH

THIS FORM IS APPROVED BY THE  
ESCAMBIA COUNTY BOARD OF COUNTY  
COMMISSIONERS

RCD Jul 27, 1999 11:36 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-634667

This instrument is prepared by:

✓ Denis A. Braslow, Attorney At Law  
700 South Palafox Street, Suite 315  
Pensacola, FL 32501

DEED REC STAMPS PD & ESC CO \$ 280.00  
07/27/99 ERNE LEE WARRIOR, CLERK  
By: *[Signature]*

10.50  
280.00

Parcel ID Number: 25-1S-31-3101-000-002

## Warranty Deed

This Indenture, Made this 23rd day of July, 1999 A.D., Between  
Marvin W. Howard and Hilma C. Howard, husband and wife

of the County of Escambia, State of Florida, grantor, and  
Verris K. Magee

whose address is: 1380 Lopez Street, Pensacola, FL 32506

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Escambia State of Florida to wit:

A portion of the Southwest Quarter of Section 25, Township 1 South,  
Range 31 West, Escambia County, Florida, described as follows:  
Commencing at the Northeast corner of the Northeast Quarter of the  
Southwest Quarter of Section 25; thence run West 50.0 feet to the  
West line of the Fountain Field or Pine Forest Road; thence South  
0°16' East 531.3 feet to the Point of Beginning; thence continue  
South 0°16' East 186.1 feet; thence South 86°32' West 360.87 feet;  
thence North 0°16' West 42.7 feet; thence North 65°19' East 395.65  
feet to the Point of Beginning.

THIS DEED IS BEING EXECUTED IN FULFILLMENT OF THAT CERTAIN CONTRACT  
FOR DEED RECORDED IN O.R. BOOK 1400 AT PAGE 190.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Printed Name: Denis A. Braslow  
Witness

*[Signature]* (Seal)  
Marvin W. Howard  
P.O. Address:

*[Signature]*  
Printed Name: Sheryl Bertsch  
Witness

*[Signature]* (Seal)  
Hilma C. Howard  
P.O. Address:

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of July, 1999 by  
Marvin W. Howard and Hilma C. Howard

who is personally known to me or who has produced \_\_\_\_\_ DRIVERS LICENSE \_\_\_\_\_ as identification.



Denis A. Braslow  
MY COMMISSION # CC571588 EXPIRES  
September 7, 2000  
BONDED THRU TROY FARM INSURANCE, INC.

*[Signature]*  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

# 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: 4-7-2014

TAX ACCOUNT NO.: 09-1475-000

CERTIFICATE NO.: 2011-5871

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

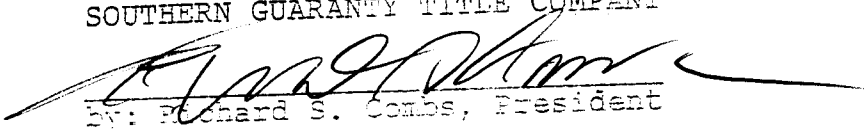
      X   Homestead for        tax year.

Verris G. Magee  
6845 Pine Forest Rd.  
Pensacola, FL 32526

Unknown Tenants  
6839 Pine Forest Rd.  
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,  
this 8th day of January, 2014.

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.: 11040

January 7, 2014

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

1. Taxes for the year 2010-2012 delinquent. The assessed value is \$101,134.00. Tax ID 09-1475-000.

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.: 11040

January 7, 2014

**251S313101000002 - Full Legal Description**

BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100  
FT S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192



# **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.: 11040

January 7, 2014

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 01-07-1994, through 01-07-2014, and said search reveals the following:

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

Verris G. Magee

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: 

January 7, 2014

## 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 April 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 **TRC-SPE LLC** holder of **Tax Certificate No. 05871**, 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:

**BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192**

**SECTION 25, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 091475000 (14-276)**

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

**VERRIS G MAGEE**

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

Dated this 6th day of March 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.

### Personal Services:

**VERRIS G MAGEE**  
6845 PINE FOREST RD  
PENSACOLA, FL 32526-8931

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**Post Property:**

**6839 PINE FOREST RD 32526**



**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 # 05871 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 6, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

VERRIS G MAGEE 6845 PINE FOREST RD PENSACOLA, FL 32526-8931	VERRIS G MAGEE C/O TENANTS 6839 PINE FOREST RD PENSACOLA FL 32526
---	--

WITNESS my official seal this 6th day of March 2014.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

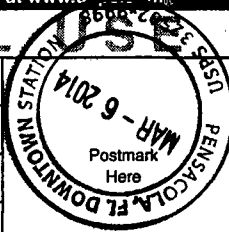
11/5871

7008 1830 0000 0238 5304

U.S. Postal Service	
<b>CERTIFIED MAIL RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage	6.49

Sent To: VERRIS G MAGEE [14-276]  
 Street, Apt or PO Box: 6845 PINE FOREST RD  
 City, State: PENSACOLA, FL 32526-8931

PS Form 3800, August 2004

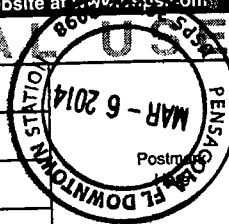


7008 1830 0000 0238 5311

U.S. Postal Service	
<b>CERTIFIED MAIL RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
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Total Postage & Fees	6.49

Sent To: VERRIS G MAGEE [14-276]  
 Street, Apt or PO B: C/O TENANTS  
 City, State: 6839 PINE FOREST RD  
 PENSACOLA FL 32526

PS Form 3800, August 2004



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Dated this 6th day of March 2014.

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**Post Property:**

6839 PINE FOREST RD 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

RECEIVED

APR 10 2014

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

14-276

**Document Number:** ECSO14CIV010758NON

**Agency Number:** 14-005666

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05871 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: VERRIS G MAGEE

**Defendant:**

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

Received this Writ on 3/6/2014 at 4:10 PM and served same at 8:39 AM on 3/11/2014 in ESCAMBIA COUNTY, FLORIDA,  
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: R Preston 927  
R. PRESTON, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: NDSCHERER



005713

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TRC-SPE LLC holder of Tax Certificate No. 05871, 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:

BEG 50 FT W OF NE COR OF SW1/4 S ALG E LI OF SW1/4 531 3/10 FT FOR POB S 65 DEG 19 MIN W 395 65/100 FT S 42 7/10 FT E 360 3/10 FT N 186 1/10 FT TO POB OR 1760 P 567 OR 1400 P 190 OR 4443 P 1192

SECTION 25, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091475000 (14-276)

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

**VERRIS G MAGEE**

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 April, which is the 7th day of April 2014.

Dated this 6th day of March 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.

### Personal Services:

**VERRIS G MAGEE**  
6845 PINE FOREST RD  
PENSACOLA, FL 32526-8931

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**

14- 276

**Document Number:** ECSO14CIV010783NON

**Agency Number:** 14-005713

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05871 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: VERRIS G MAGEE

**Defendant:**

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

Individual

Received this Writ on 3/6/2014 at 4:19 PM and served same on VERRIS G MAGEE , at 8:32 AM on 3/11/2014 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 Preston 927  
R. PRESTON, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: NDSCHERER