

**FULL LEGAL DESCRIPTION**  
**Parcel ID Number: 09-1911-700**

August 09, 2013

Tax Year: 2010

Certificate Number: 5948.0000

BEG AT SW COR LOT 1 BLK 1 SAUFLEY HGTS PLAT BK 1 P 89 N ALG W LI OF SD S/D 560 FT W PARALLEL TO S LI SEC 39 665 FT N DEFLECTING AT AN ANGLE 91 DEG 05 MIN TO RIGHT 666 96/100FT E DEFLECTING AT ANGLE 88 DEG 55 MIN 45 SEC TO RIGHT 243 93/100 FT TO POB E 93 20/ 100 FT TO W R/W LI OF BRAD- SHAW ST(66FT R/W) S ALG W R/W LI DEFLECTING AT ANGLE 90 DEG 24 MIN 32 SEC TO RIGHT 82 50/100 FT W DEFLECTING AT ANGLE 89 DEG 09 MIN 39 SEC TO RIGHT 93 21/100 FT N DEFLECTING AT AN ANGLE 90 DEG 50 MIN 21 SEC TO RIGHT FOR 83 20/100 FT TO POB OR 4113 P 1944 OR 4288 P 1409 OR 4691 P 528

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.

gifuni (Jacob Prince)

Applicant's Signature

07/28/2013

Date

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
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>
5948.0000	09-1911-700	06/01/2011	39-1S3-133 BEG AT SW COR LOT 1 BLK 1 SAUFLEY HGTS PLAT BK 1 P 89 N ALG W LI OF SD S/D 560 FT W PARALLEL TO S LI SEC 39 665 FT N DEFLECTING AT AN ANGLE 91 DEG 05 MIN TO RIGHT 666 96/100FT E DEFLECTING AT ANGLE 88 DEG 55 MIN 45 SEC TO RIGHT 243 93/100 FT TO POB E 93 20/ 100 FT TO W R/W LI OF BRAD- SHAW ST(66FT R/W) S ALG W R/W LI DEFLECTING AT ANGLE 90 DEG 24 MIN 32 SEC TO RIGHT 82 50/100 FT W DEFLECTING AT ANGLE 89 DEG 09 MIN 39 SEC TO RIGHT 93 21/100 FT N DEFLECTING AT AN ANGLE 90 DEG 50 MIN 21 SEC TO RIG ... <b>See attachment for full legal description.</b>

### **2012 TAX ROLL**

BLACK KEITH A  
PO BOX 3237  
PENSACOLA , Florida 32516-3237

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.

glfunl (Jacob Prince)

Applicant's Signature

07/28/2013

Date

FULL LEGAL DESCRIPTION  
Parcel ID Number: 09-1911-700

August 09, 2013  
Tax Year: 2010  
Certificate Number: 5948.0000

BEG AT SW COR LOT 1 BLK 1 SAUFLEY HGTS PLAT BK 1 P 89 N ALG W LI OF SD S/D 560 FT W PARALLEL TO S LI SEC 39 665 FT N DEFLECTING AT AN ANGLE 91 DEG 05 MIN TO RIGHT 666 96/100FT E DEFLECTING AT ANGLE 88 DEG 55 MIN 45 SEC TO RIGHT 243 93/100 FT TO POB E 93 20/ 100 FT TO W R/W LI OF BRAD- SHAW ST(66FT R/W) S ALG W R/W LI DEFLECTING AT ANGLE 90 DEG 24 MIN 32 SEC TO RIGHT 82 50/100 FT W DEFLECTING AT ANGLE 89 DEG 09 MIN 39 SEC TO RIGHT 93 21/100 FT N DEFLECTING AT AN ANGLE 90 DEG 50 MIN 21 SEC TO RIGHT FOR 83 20/100 FT TO POB OR 4113 P 1944 OR 4288 P 1409 OR 4691 P 528

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Jul 28, 2013 / 130500

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 5948.0000**, 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: 09-1911-700**

**Certificate Holder:**  
US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, OHIO 45264

**Property Owner:**  
BLACK KEITH A  
PO BOX 3237  
PENSACOLA, FLORIDA 32516-3237

**Legal Description:** 39-1S3-133

BEG AT SW COR LOT 1 BLK 1 SAUFLEY HGTS PLAT BK 1 P 89 N ALG W LI OF SD S/D 560 FT W PARALLEL TO S LI SEC 39 665 FT N DEFLECTING AT AN ANGLE 91 DEG 05 ...

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	5948.0000	06/01/11	\$172.87	\$0.00	\$65.55	\$238.42

**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	5209.0000	06/01/13	\$170.09	\$6.25	\$8.50	\$184.84
2012	5718.0000	06/01/12	\$182.06	\$6.25	\$35.50	\$223.81

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County) \$647.07
2. Total of Delinquent Taxes Paid by Tax Deed Application \$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant \$150.00
4. Ownership and Encumbrance Report Fee \$75.00
5. Tax Deed Application Fee \$872.07
6. Total Certified by Tax Collector to Clerk of Court \$872.07
7. Clerk of Court Statutory Fee \$0.00
8. Clerk of Court Certified Mail Charge \$0.00
9. Clerk of Court Advertising Charge \$0.00
10. Sheriff's Fee \$0.00
11. \$0.00
12. Total of Lines 6 thru 11 \$872.07
13. Interest Computed by Clerk of Court Per Florida Statutes.....( %) \$0.00
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S. \$0.00
15. Statutory (Opening) Bid; Total of Lines 12 thru 14 \$0.00
16. Redemption Fee \$6.25
17. Total Amount to Redeem \$6.25

\*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 3/3/14

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

IN THE CIRCUIT COURT OF FLORIDA  
FIRST JUDICIAL CIRCUIT, IN AND  
FOR ESCAMBIA COUNTY, CIVIL ACTION

In Re: CASE NO.: 82-0917507JCF&RECORDED  
CJ86-1098

MOON, LISA M.

2002 JUN 20 P 4 50

Petitioner.

vs.

BLACK, KEITH A.  
12127 TRAILWAYS DR  
ST LOUIS, MO 63146-0000

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

Respondent.

JUDGMENT/CERTIFICATE OF DELINQUENCY

The undersigned, being the duly authorized and responsible local depository for court-ordered support payments pursuant to F.S. 61.181, in ESCAMBIA County hereby certifies that BLACK, KEITH A. has failed to pay into the depository the court-ordered support payment as mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$5,780.51 balance at terms, not including any costs or fees.

I further certify that BLACK, KEITH A. was issued a Notice of Delinquency on 04/08/2002, and thirty (30) or more days have elapsed since the delinquent payment referenced above was due. Pursuant to F.S. 61.14 this Certificate evidences a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as otherwise provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated this 20th day of June, 2002.

ERNIE LEE MAGAHA  
CLERK OF THE COURT

By: Misty Johnson

Deputy Clerk



THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Keith A. Black  
P. O. Box 3237  
Pensacola, FL 32516

Case No.: CE 11-10-05156  
Location: 313 Cherokee Trail  
PR# 142S30-8001-013-008

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of May 22, 2012; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris and (d) Overgrowth, 30-203 (n), (o), (p), (z), (aa) and (dd). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that in addition to the costs of \$1,100.00 imposed by the Order of Special Magistrate dated May 22, 2012, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized	Cost
a. Fines (\$100.00 per day 7/7/12 - 10/24/12)	\$10,900.00
b. County Abatement Fees	\$ .00
Total	\$10,900.00 which

together with the previously imposed costs of \$1,100.00 makes a total of \$12,900.00.

DONE AND ORDERED at Escambia County, Florida, this 12<sup>th</sup> day of Dec., 2012.

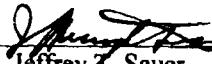
  
Special Magistrate  
Office of Environmental Enforcement

BK: 6862 PG: 879 Last Page

**You have the right** to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at Escambia Central Office Complex, 3363 W. Park Place, Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 22<sup>nd</sup> day of MAY, 2012.

  
Jeffrey A. Sauer  
Special Magistrate  
Office of Environmental Enforcement

BK: 6862 PG: 878

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$100 . 00 per day, commencing July 7, 2012. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$100.00 are awarded in favor of Escambia County as the prevailing party against CITY MORTGAGE, INC..

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

BK: 6862 PG: 877

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other \_\_\_\_\_

BK: 6862 PG: 876

30-203 Unsafe Building; Described as  Main Structure  Accessory Building(s)  
 (a)  (b)  (c)  (d)  (e)  (f)  (g)  (h)  (i)  (j)  (k)  (l)  (m)  (n)  (o)  
 (p)  (q)  (r)  (s)  (t)  (u)  (v)  (w)  (x)  (y)  (z)  (aa)  (bb)  (cc)  (dd)

94-51 Obstruction of County Right-of-Way (ROW)

82-171 Mandatory Residential Waste Collection

82-15 Illegal Burning

82-5 Littering Prohibited

LDC Article 6 Commercial in residential and non permitted use

LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits

LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW

Other I FURTHER FIND THAT KEITH A. BLACK HAS ABANDONED THE PROPERTY FOR ALL PURPOSES AND THAT CITIMORTGAGE, INC., HAS ACQUIRED CONTROL AND POSSESSION OF THE PROPERTY TO THE EXCLUSION OF KEITH A. BLACK.

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: CITIMORTGAGE, INC. shall have until July 6, 2012 to correct the violation and to bring the violation into compliance. Corrective action shall include:

Recorded in Public Records 05/25/2012 at 03:40 PM OR Book 6862 Page 875,  
Instrument #2012041166, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**ESCAMBIA COUNTY, FLORIDA**

**VS.**

**CASE NO: CE#11-10-05156  
LOCATION: 313 Cherokee Trail  
PR# 142S30-8001-013-008**

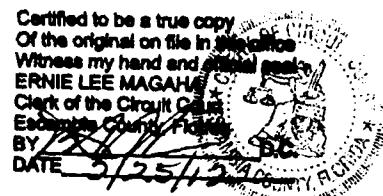
**Keith A. Black  
P.O. Box 3237  
Pensacola, Florida 32516**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida and the Special Magistrate having considered the evidence before him/her in the form of testimony by the Enforcement Officer and the respondent or representative, Keith A. Black (CITY MORTGAGE, Inc., did NOT APPEAR), as well as evidence submitted and after ATTACH DUE NOTICE consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described \_\_\_\_\_

- 42-196 (d) Overgrowth



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BK: 6764 PG: 703 Last Page

Copies furnished to:

James E. Sorenson, Esquire,  
D. Tyler Van-Leuven, Esquire,  
Mary Linzee Van Leuven, Esquire,  
Elba N. Serrano-Torres, Esquire,  
Conor J. McLaughlin, Esquire, and  
✓ Joshua J. Logan, Esquire, of  
Williams, Gautier, Gwynn, DeLoach & Sorenson, P.A.  
Post Office Box 4128  
Tallahassee, FL 32315-4128

9-15-11  
NW

Attorneys for Plaintiff

✓ Amy Logan Sliva, Esq.  
313 W. Gregory Street  
Pensacola, FL 32502

Attorney for Defendants

Recorded in Public Records 11/15/2011 at 01:38 PM OR Book 6786 Page 559,  
Instrument #2011080739, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

Recorded in Public Records 09/16/2011 at 11:15 AM OR Book 6764 Page 702,  
Instrument #2011064425, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT, IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

PEN AIR FEDERAL CREDIT UNION,

Plaintiff,

vs.

KEITH A. BLACK A/K/A KEITH  
BLACK AND WYNDOLYN J. BLACK,

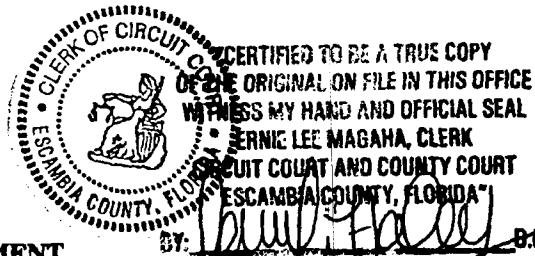
Defendants.

CASE NO. 2010 CC 003645

COUNTY CIVIL DIVISION  
FILED & RECORDED

ERNEST LEE MAGAHAN  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2011 SEP 14 P 2:21



SUMMARY FINAL JUDGMENT

THIS ACTION was tried before the Court on a Motion for Summary Judgment. On the  
evidence presented, it is

ORDERED AND ADJUDGED that Plaintiff, PEN AIR FEDERAL CREDIT UNION,  
recover from Defendants, KEITH A. BLACK A/K/A KEITH BLACK AND WYNDOLYN J.  
BLACK, the principal amount of \$12,483.74, interest in the amount of \$1,544.87, attorneys' fees  
in the amount of \$1,452.50 and costs in the amount of \$920.00, making a total of \$16,401.11 that  
shall bear interest at the rate of 6.00% per annum, for all of which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this 14  
day of September, 2011.

COUNTY JUDGE

Plaintiff: PEN AIR FEDERAL CREDIT UNION  
1495 East Nine Mile Road  
Pensacola, FL 32510

Case: 2010 CC 003645

00083662321

Dkt: CC1033 Pg#:

2

Schedule A

PARCEL 1:

Commencing at the NW corner of the SE 1/4 of the SW 1/4 of Section 39, Township 1 South, Range 31 West, Escambia County, Florida, thence S 89°28'45" E along the North line of said SE 1/4 of the SW 1/4 250.1 feet to Point of Beginning; thence continue S 89°28'45" E a distance of 94 feet, thence S 0°02' W a distance of 183.89 feet to a County Road, thence S 86°58'31" W along said Road 94.13 feet, thence N 0°02' E a distance of 188 feet to Point of Beginning. (West 94 feet of Lot 1, Block 1, Saufley Heights Subdivision, an unrecorded subdivision, made by Thomas F. Benson, 1957, Surveyor #1041).

LESS AND EXCEPT:

Commencing at the SW corner of Lot 1, Block 1, Saufley Heights, as recorded in Plat Book 1, Page 89 of the Public Records of Escambia County, Florida; thence North along the West line of the said subdivision for a distance of 560 feet, thence West parallel to the South line of Section 39, Township 1 South, Range 31 West, for a distance of 665 feet, thence North deflecting at an angle of 91°05' to the right for a distance of 66.96 feet, thence East deflecting at an angle of 88°55'45" to the right for a distance of 243.93 feet to the Point of Beginning; thence continue East for a distance of 93.20 feet to the West right of way line of Bradshaw St. (66' R/W), thence South along said West right of way line deflecting at an angle of 90°24'32" to the right for a distance of 82.50 feet, thence West deflecting at an angle of 89°09'39" to the right for a distance of 93.21 feet, thence North deflecting at an angle of 90°50'21" to the right for a distance of 83.20 feet to the Point of Beginning. All lying and being in Section 39, Township 1 South, Range 31 West, Escambia County, Florida.

PARCEL 2:

Commencing at the Southwest corner of Lot 1, Block 1, Saufley Heights, as recorded in Plat Book 1, Page 89 of the Public Records of Escambia County, Florida; thence North along the West line of the said subdivision for a distance of 560 feet; thence West parallel to the South line of Section 39, Township 1 South, Range 31 West, for a distance of 665.0 feet; thence North deflecting at an angle of 91°05' to the right for a distance of 666.96 feet; thence East deflecting at an angle of 88°55'45" to the right for a distance of 243.93 feet to the Point of Beginning; thence continue East for a distance of 93.20 feet to the West R/W line of Bradshaw Street (66' R/W); thence South along said West R/W line deflecting at an angle of 90°24'32" to the right for a distance of 82.50 feet; thence West deflecting at an angle of 89°09'39" to the right for a distance of 93.21 feet; thence North deflecting at an angle of 90°50'21" to the right for a distance of 83.20 feet to the Point of Beginning. All lying and being in Section 39, Township 1 South, Range 31 West, Escambia County, Florida.

## This Warranty Deed

19.50  
105.00Made this 12th day of April  
by Debra J. Stroud

A.D. 2001

2001-04-11 13:15 8005 P.03/06

OR BK 4691 PG 528  
Escambia County, Florida  
INSTRUMENT 2001-833134DEED REC STANDS PD TO ESC CO \$ 105.00  
04/18/01 ERINIE LEE WOODWARD, CLERK  
By: *Debra J. Stroud*hereinafter called the grantor, to  
Keith A. Blackwhose post office address is: 313 Cherokee Trail  
Pensacola, FL 32506

hereinafter called the grantee:

(Whenever used herein the term "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)Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00  
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, remises,  
conveys and confirms unto the grantee, all that certain land situate in Escambia

County, Florida, viz:

See Schedule A attached hereto and by this reference made a part  
hereof.SUBJECT TO Covenants, restrictions, easements of record and taxes for  
the current year.Said property is not the homestead of the Grantor(s) under the laws  
and constitution of the State of Florida in that neither Grantor(s)  
or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 39-18-31-3330-002-004

Together with all the improvements, 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 grantee 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; that the grantor hereby fully 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, 2000.In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in our presence:

*Debra J. Stroud*\_\_\_\_\_  
Witness Tami Newton*Susan Rebecca Whitfield*  
\_\_\_\_\_  
Witness Susan Rebecca Whitfield*Debra J. Stroud*\_\_\_\_\_  
Witness Debra J. Stroud

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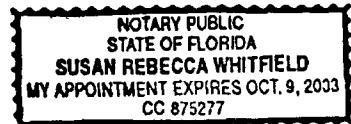
LS

\_\_\_\_\_  
Witness\_\_\_\_\_  
Witness & Address\_\_\_\_\_  
Witness\_\_\_\_\_  
Witness & AddressState of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 12th day of April, 2001, by

Debra J. Stroud

who is personally known to me or who has produced drivers license as identification.



*Susan Rebecca Whitfield*  
 Notary Public  
 Print Name: Susan Rebecca Whitfield  
 My Commission Expires: 10/9/03

PREPARED BY:

RECORD &amp; RETURN TO:

First American Title Insurance Company  
 7201 North 9th Avenue, Suite A-4  
 Pensacola, Florida 32504

File No: 0050297

# **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: March 3, 2014

TAX ACCOUNT NO.: 09-1911-700

CERTIFICATE NO.: 2011-5948

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

Keith A. Black  
P.O. Box 3237  
Pensacola, FL 32516

Escambia County Code Enforcement  
3363 West Park Place  
Pensacola, FL 32515

Pen Air Federal Credit Union  
1495 E. Nine Mile Rd.  
Pensacola, FL 32514

Lisa A. Moon  
c/o Clerk of Court  
1800 St. Mary Ave.  
Pensacola, FL 32501

Certified and delivered to Escambia County Tax Collector,  
this 10th day of September, 2013.

SOUTHERN GUARANTY TITLE COMPANY

Richard S. Combs  
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.: 10714

September 10, 2013

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

1. Judgment filed by Pen Air Federal Credit Union recorded in O.R. Book 6786, page 559.
2. Certificate of Delinquency filed by Lisa A. Moon recorded in O.R. Book 4925, page 1449.
3. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 6862, page 902, and amended in O.R. Book 6959, page 619.
4. Taxes for the year 2010-2012 delinquent. The assessed value is \$8,550.00. Tax ID 09-1911-700.

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.: 10714

September 10, 2013

**391S313330003004 - Full Legal Description**

BEG AT SW COR LOT 1 BLK 1 SAUFLEY HGTS PLAT BK 1 P 89 N ALG W LI OF SD S/D 560 FT W PARALLEL TO S LI SEC 39 665 FT N DEFLECTING AT AN ANGLE 91 DEG 05 MIN TO RIGHT 666 96/100FT E DEFLECTING AT ANGLE 88 DEG 55 MIN 45 SEC TO RIGHT 243 93/100 FT TO POB E 93 20/100 FT TO W R/W LI OF BRAD-SHAW ST(66FT R/W) S ALG W R/W LI DEFLECTING AT ANGLE 90 DEG 24 MIN 32 SEC TO RIGHT 82 50/100 FT W DEFLECTING AT ANGLE 89 DEG 09 MIN 39 SEC TO RIGHT 93 21/100 FT N DEFLECTING AT AN ANGLE 90 DEG 50 MIN 21 SEC TO RIGHT FOR 83 20/100 FT TO POB OR 4113 P 1944 OR 4288 P 1409 OR 4691 P 528

# **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.: 10714

September 10, 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 09-05-1993, through 09-05-2013, and said search reveals the following:

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

Keith A. Black

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

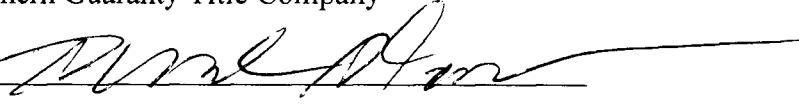
4. Taxes:

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: 

September 10, 2013

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 05948 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 30, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KEITH A BLACK PO BOX 3237 PENSACOLA, FL 325163237	PEN AIR FEDERAL CREDIT UNION 1495 E NINE MILE RD PENSACOLA FL 32514
LISA A MOON C/O CLERK OF COURT 1800 ST MARY AVE PENSACOLA FL 32501	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	

WITNESS my official seal this 30th day of January 2014.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



## W A R N I N G

**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 March 3, 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 **US BANK, AS C/F FL DUNDEE LIEN** holder of Tax Certificate No. **05948**, 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 AT SW COR LOT 1 BLK 1 SAUFLEY HGTS PLAT BK 1 P 89 N ALG W LI OF SD S/D 560 FT W PARALLEL TO S LI SEC 39 665 FT N DEFLECTING AT AN ANGLE 91 DEG 05 MIN TO RIGHT 666 96/100FT E DEFLECTING AT ANGLE 88 DEG 55 MIN 45 SEC TO RIGHT 243 93/100 FT TO POB E 93 20/100 FT TO W R/W LI OF BRAD- SHAW ST(66FT R/W) S ALG W R/W LI DEFLECTING AT ANGLE 90 DEG 24 MIN 32 SEC TO RIGHT 82 50/100 FT W DEFLECTING AT ANGLE 89 DEG 09 MIN 39 SEC TO RIGHT 93 21/100 FT N DEFLECTING AT AN ANGLE 90 DEG 50 MIN 21 SEC TO RIGHT FOR 83 20/100 FT TO POB OR 4113 P 1944 OR 4288 P 1409 OR 4691 P 528**

**SECTION 39, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 091911700 (14-202)**

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

**KEITH A BLACK**

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 March, which is the 3rd day of March 2014.**

Dated this 30th day of January 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.

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



By:  
Emily Hogg  
Deputy Clerk

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**Post Property:**

32526



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

By:  
Emily Hogg  
Deputy Clerk

7008 1430 0000 0243 5115  
0000 DEPT 802

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 (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total P	6.49



Sent To PEN AIR FEDERAL CREDIT UNION [14-202]  
Street, A or PO Box  
City, Sta  
1495 E NINE MILE RD  
PENSACOLA FL 32514

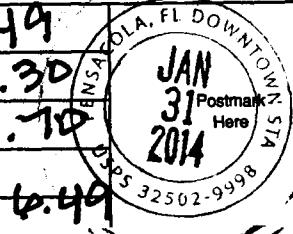
PS Form

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)

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Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total P	6.49



Sent To KEITH A BLACK [14-202]  
PO BOX 3237  
City, Sta  
PENSACOLA, FL 325163237

PS Form

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)

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Total P	6.49



ESCAMBIA COUNTY [14-202]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

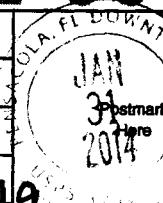
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Total P	6.49



ESCAMBIA COUNTY OFFICE OF  
CODE ENFORCEMENT [14-202]  
ESCAMBIA CENTRAL OFFICE  
COMPLEX  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

Sent To  
Street, A or PO Box  
City, Sta  
PS Form

11/5948

**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:

PEN AIR FEDERAL CREDIT UNION  
[14-202]  
1495 E NINE MILE RD  
PENSACOLA FL 32514

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *C-Terry*  Agent  Addressee

B. Received by (Printed Name) *C-Terry*  Date of Delivery *2-3-14*

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

## PEN AIR FEDERAL CREDIT UNION

[14-202]  
1495 E NINE MILE RD  
PENSACOLA FL 32514

2. Article Number  
(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *C-Terry*  Agent  Addressee

B. Received by (Printed Name) *C-Terry*  Date of Delivery *2-3-14*

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

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- 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.

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ESCAMBIA COUNTY [14-202]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

2. Article Number  
(Transfer from service label)

7008 1830 0000 0243 5122

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *C-Chiro*  Agent  Addressee

B. Received by (Printed Name) *C-Chiro*  Date of Delivery *2/3/14*

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

**SENDER: COMPLETE THIS SECTION**

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CODE ENFORCEMENT [14-202]  
ESCAMBIA CENTRAL OFFICE  
COMPLEX

3363 WEST PARK PLACE  
PENSACOLA FL 32505

2. Article Number  
(Transfer from service label)

7008 1830 0000 0243 5139

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *C-Chiro*  Agent  Addressee

B. Received by (Printed Name) *C-Chiro*  Date of Delivery *2/3/14*

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.

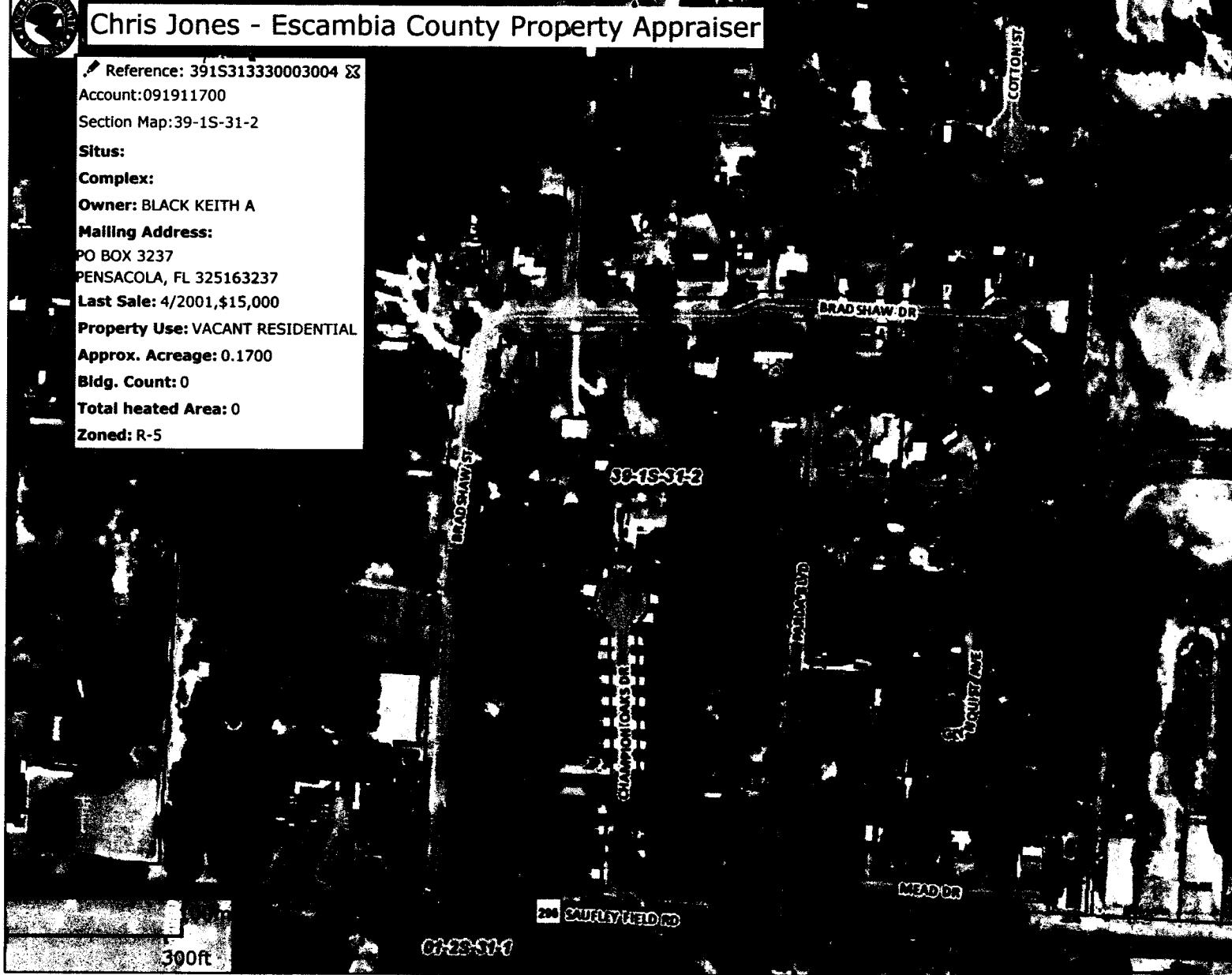
4. Restricted Delivery? (Extra Fee)  Yes

11/3948



# Chris Jones - Escambia County Property Appraiser

Reference: 391S31330003004 XX  
Account: 091911700  
Section Map: 39-1S-31-2  
Situs:  
Complex:  
Owner: BLACK KEITH A  
Mailing Address:  
PO BOX 3237  
PENSACOLA, FL 325163237  
Last Sale: 4/2001, \$15,000  
Property Use: VACANT RESIDENTIAL  
Approx. Acreage: 0.1700  
Bldg. Count: 0  
Total heated Area: 0  
Zoned: R-5



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**Post Property:**

32526



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
CLERK & COMPTROLLER  
ESCAMBIA COUNTY, FL  
2014 JAN 31 A UD 29

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO14CIV004531NON

**Agency Number:** 14-004376

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 05948 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE KEITH A BLACK

**Defendant:**

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

Received this Writ on 1/31/2014 at 10:29 AM and served same at 9:27 AM on 2/3/2014 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:   
K. HUGHES, CPS

Service Fee: \$40.00  
Receipt No: BILL

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333

A vertical barcode is positioned on the right side of the page. To its left, the words "CERTIFIED MAIL" are printed vertically in a bold, sans-serif font. The "T" in "CERTIFIED" and the "M" in "MAIL" are capitalized and have a small registered trademark symbol (™) at the top right.

CERTIFIED MAIL

2014 FEB 24 A 11:02  
PAM CHILDRENS  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

8075 EH20 0000 DE9T 8002

KEITH A BLACK [14-202]  
PO BOX 3237  
PENSACOLA, FL 325163237

NIXIE 322 DE 1009 0002/21/14  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
REC: 32591033333 \*2087-03707-31-41

1115948