FORM 513 (r.12/00)

### TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Dec 19, 2013 / 130946

This is to certify that the holder listed below of Tax Sale Certificate Number 2011 / 6002.0000 , 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: 09-2015-100

**Certificate Holder:** 

TRC-SPE LLC US BANK, CUSTODIAN FOR TRC-SPE 50 SOUTH 16TH STREET SUITE 195 PHILADELPHIA, PENNSYLVANIA 19102 Property Owner: THOMPSON RICHARD W & NANCY E 6500 MATTHEWS JUNCTION PENSACOLA, FLORIDA 32526

Legal Description: 40-1S3-111

BEG AT NE COR OF SEC SLY 1193 FT FOR POB CONT SLY 100 FT WLY AT RT ANG 300 FT NLY 100 FT ELY 300 FT

TO POB OR 1495 P 645

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:

2011 6002.0000 06/01/11 \$569.29 \$0.00 \$40.44 \$609.73	Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
	2011	6002.0000	06/01/11	\$569.29	\$0.00	\$40.44	\$609.73

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	5231.0000	06/01/13	\$595.06	\$6.25	\$29.75	\$631.06
2012	5739.0000	06/01/12	\$577.44	\$6.25	\$43.43	\$627.12

Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	
Applicant or Included (County)	\$1,867.91
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)	\$515.38
4. Ownership and Encumbrance Report Fee	\$150.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$2,608.29
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	\$2,608.29
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.	\$29,292.00
15. Statutory (Opening) Bid; Total of Lines 12 thru 14	
16. Redemption Fee	\$6.25
17. Total Amount to Redeem	

\*Done this 19th day of December, 2013

TAX COLLECTOR ESCAMBIA COUNTY, FLORIDA

Date of Sale: 4/7/14

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

**Application Number: 130946** 

## 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:

Certificate No. 6002.0000

**Parcel ID Number** 

Date

**Legal Description** 

06/01/2011 40-153-111

BEG AT NE COR OF SEC SLY 1193 FT FOR POB CONT SLY 100 FT WLY AT RT ANG 300 FT NLY 100 FT ELY 300 FT TO POB OR 1495 P 645

**2013 TAX ROLL** 

THOMPSON RICHARD W & NANCY E 6500 MATTHEWS JUNCTION PENSACOLA , Florida 32526

09-2015-100

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)

12/19/2013

Applicant's Signature

Date

# **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

Telephone: 850-478-8121 Facsimile: 850-476-1437

#### OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11041 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:

Richard W. Thompson and Nancy E. Thompson, 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

January 7, 2014

# OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 11041

January 7, 2014

401S311102001002 - Full Legal Description

BEG AT NE COR OF SEC SLY 1193 FT FOR POB CONT SLY 100 FT WLY AT RT ANG 300 FT NLY 100 FT ELY 300 FT TO POB OR 1495 P 645

# OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 11041 January 7, 2014

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

- 1. That certain mortgage executed by Richard W. Thompson and Nancy E. Thompson, husband and wife in favor of Central Credit Union of Florida dated 07/20/2007 and recorded 07/27/2007 in Official Records Book 6189, page 253 of the public records of Escambia County, Florida, in the original amount of \$23,000.00.
- 2. Taxes for the year 2010-2012 delinquent. The assessed value is \$58,584.00. Tax ID 09-2015-100.

#### 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.

# 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

Pensacola, FL 32596 CERTIFICATION: TITLE SEARCH FOR TDA TAX DEED SALE DATE: 4-7-2014 TAX ACCOUNT NO.: 09-2015-100 CERTIFICATE NO.: 2011-6002 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. NO YES X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2013 tax year. Richard W. Thompson Nancy E. Thompson 6500 Matthews Junction Pensacola, FL 32526 Central Credit Union of Florida 6200 North W St. Pensacola, FL 32505

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.



# WARRANTY DEED 85. 1495 PAGE 645

- 1	
Know All Men by These Presents: 1	That
William S. Matthews & Wife Blanch	e B. Maithews Rt.7 Box 824 Pensacola, Florida
Apr. 3-33	
or and in consideration of ten dollars & other	
	DOLLARS
	, sell, convey and grant unto  E. Thompson 1,350 W. Fairfield Dr. Apt.117M
	Pensacola, Florida
heirs, executors, administ	rators and assigns, forever, the following described real property
mote, Who and being in the area of Pensacol	
-wit:	,
County, Florida thence run Southerly along same lifer 300' thence run Northerly parallel for 300' to POB, Also a 28' wide R/W for following described center line: Commer Marie De Molaree Grant, TlS., R31W., Esc	cambia County, Florida to POB, thence min
Southerly parallel to East line of said	Section 40 for 1293' to end of R/W easement.
- 表心医院里	
EP C MALE	
SE C	12.00 J 505 G 388 e
G. <u>200</u>	
nance, and that <b>our</b> heirs, executors and recutors, administrators and assigns, in the quiet and	re well seized of an indefeasal a good right to convey the same; that it is free of lien or encur their heir heir heir heir lpeaceable possession and enjoyment thereof, against all perso
ivefully claiming the same, shall and will forever rear-	·
	e hercunto set <u>926</u> hand s. and seal sthis 15
ay of November A.D. 19	· · · · · · · · · · · · · · · · · · ·
igned, scaled and delivered in the presence of	Willow Apriotety (SEAI
Deprie of Week	Blanch B. Martino (SEAI
Sand Sansway	(SEAI
	(8EAI
	SEAT
State of Florida	
, , , , , , , , , , , , , , , , , , ,	in the second se
Escumbia County	
Before the subscriber personally appeared	WILLIAM S MATTHEWS
	and BLANCHE B. MATTHEWS
is wife, known to me, and known to me to be the isoregoing instrument and acknowledged that They	ndividual 5 described by said name 5, in and who executed the same for the uses and purposes therein set forth.
•	15 day of NOVEMBER 1950
	Benni J. Wash
ED RA:	Benni y Work

PREPARED BY: THOMAS H. ALLEN F.O.BOX 18268 PENSACOLA, FLORIDA STRVEYOR

My commission express an arrange at tage

Recorded in Public Records 07/27/2007 at 02:33 PM OR Book 6189 Page 253, Instrument #2007071479, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$44.00 MTG Stamps \$80.50

RETURN TO: TITLE OFFICES, LLC 99 S. Alcaniz St. Ste B Pensacola, Florida 32502 07P-07003

PREPARED BY ANITY SHOCKLEY 6200 N. \*W\* ST. Pensacola, PL 32505

WHEN RECORDED, MAIL TO Central Credit Union of Florida PO BOX 17048 Pensacola, FL 32522

#### MORTGAGE

SPACE ABOVE IS FOR RECORDER'S USE

THIS MORTGAGE is made on 07/20/07 between the Mortgagor. RICHARD W THOMPSON AND NANCY THOMPSON, HUSBAND AND WIFE (herein "Borrower"), and the Mortgagee, <a href="Central Credit Union of Florida">Central Credit Union of Florida</a> corporation organized and existing under the laws of state of Florida whose address is 6200 N. WW ST. Pensacola, FL 32522 (herein "Lender"). WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ \_\_\_\_\_\_\_\_ which indebtedness is evidenced by Borrower's note dated <u>07/20/07</u> and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on 08/03/2017; TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of RSCAMBIA . State of Florida:

COMMENCING AT THE ME CORNER OF SECTION 40, MARIE DE MOLARES GRANT, T18, R31W., ESCAMBIA COUNTY, FLORIDA THENCE RUN SOUTHERLY ALONG EAST LINE OF SECTION 40 FOR 1193.0' TO POB THENCE CONTINUE SOUTHERLY ALONG SAME LINE FOR 100' THENCE RUN WESTERLY AT RIGHT ANGLES FOR 300' THENCE RUN NORTHERLY PARALLEL TO EAST LINE FOR 100' THENCE RUN EASTERLY FOR 300' TO POB, ALSO A 28' WIDE R/W FOR INGRESS AND EGRESS LYING 14' EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE NE CORNER OF SECTION 40, MARIE DE MOLAREE GRANT, TIS, R31W., ESCAMBIA COUNTY FLORIDA TO POB, THENCE RUN SOUTHERLY PARALLEL TO EAST LINE OF SAID SECTION 40 FOR 1293' TO END OF R/W EASEMENT.

which has the address of	6500 Natthews	Junction					
			(Street)				
Pensacola			, Florida	32526	(herein	"Property	Address");
	(City)	<del></del>		(Zip Code)	•		•

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage, and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

EFL208 (LASER)

BK: 6189 PG: 257 Last Page

Serial Number, if Any

 REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE	
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST	

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

NOTICE	TO BORROWER	
Do not sign this Mortgage if it contains blank sp	aces. All spaces should be completed be	efore you sign.
igned and delivered to the presence of:	2110	1
X Attall Operan	XX ahund W Eh	suff
Signature of Witness	Signature of Borrower	(Seal)
JULIE A. MESSER	RICHARD W THOMPSON	
Name of Witness Typed, Printed or Stamped	Name of Borrower Typed, Printed or Stamped	
	6500 Matthews Junction Pensacola	FL 32526
119.11	Mailing Address of Borrower, Typed, Printed or	Stamped
X/of/Wit	X Marcy Thompson	
Signature of Witness	Signature of Borrower	(Seal)
KATHY G. WILSON	NANCY THOMPSON	<del></del>
Name of Witness Typed, Printed or Stamped	Name of Borrower Typed, Printed or Stamped	
	6500 Matthews Junction Pensacola	FL 32526
	Mailing Address of Borrower, Typed, Printed or	
X	X	
Signature of Witness	Signature of Borrower	(Seal)
Name of Witness Typed, Printed or Stamped	Name of Borrower Typed, Printed or Stamped	<del></del>
	Mailing Address of Borrower, Typed, Printed or	Stamped
Y	X	
Signature of Witness	Signature of Borrower	(Seal)
Name of Witness Typed, Printed or Stamped	Name of Borrower Typed, Printed or Stamped	
	Mailing Address of Borrower, Typed, Printed or	Stamped
STATE OF FLORIDA, ESCANBIA	County ss:	
The foregoing instrument was acknowledged be	efore me this 07/20/07	(date)
by RICHARD W THOMPSON and	NANCY THOMPSON	
who is personally knewn to me or who has prod	uced DRIVER LICENSE 6	as identification and
who <u>DID NO</u> Iake an eath.		
Alla a Messe	JULIE A. MESSER	
Signature of Person Taking Acknowledgment	NOTARY PUBLIC - STATE OF FL	ORIDA
/ JULIE A. MESSER Yamp of Acknowledger Typed, Printed or Stamped	COMM. EXP 03/21/08	· · · · · · · · · · · · · · · · · ·
Title or Name	COMM. NO. DD 301907	
TRIB OF NAME		

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

#### **CERTIFICATE # 06002 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:

RICHARD W THOMPSON
6500 MATTHEWS JUNCTION
PENSACOLA, FL 32526

RICHARD W THOMPSON
6500 MATTHEWS JUNCTION
PENSACOLA, FL 32526

CENTRAL CREDIT UNION OF FLORIDA 6200 NORTH W ST PENSACOLA FL 32505

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

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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. 06002, 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 NE COR OF SEC SLY 1193 FT FOR POB CONT SLY 100 FT WLY AT RT ANG 300 FT NLY 100 FT ELY 300 FT TO POB OR 1495 P 645

**SECTION 40, TOWNSHIP 1 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 092015100 (14-277)

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

#### RICHARD W THOMPSON and NANCY E THOMPSON

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.

COMP ROLL IN

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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**Post Property:** 

**6500 MATTHEWS JUNCTION** 



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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**Personal Services:** 

RICHARD W THOMPSON 6500 MATTHEWS JUNCTION PENSACOLA, FL 32526

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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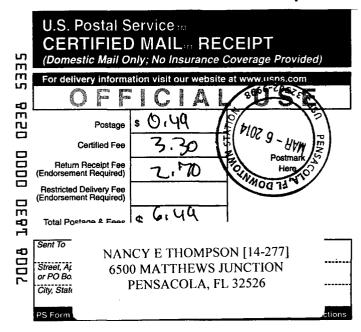
**Personal Services:** 

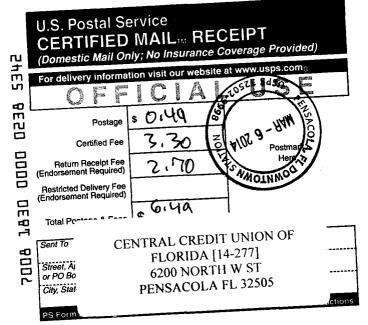
NANCY E THOMPSON 6500 MATTHEWS JUNCTION PENSACOLA, FL 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA







■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.	A. Signature  X. Carl Melly Addressee  B. Received by (Printed Name)  C. Date of Delivery  3.7-14  D. Is delivery address different from item 1? Yes  If YES, enter delivery address below:
1. Article Addressed to:  CENTRAL CREDIT UNION OF FLORIDA [14-277] 6200 NORTH W ST PENSACOLA FL 32505	3. Se vice Type  Certified Mail Registered Receipt for Merchandise
	4. Restricted Delivery? (Extra Fee)
Competer from Service (about	0000 0238 5342 Sturn Receipt 102595-02-M-1540