

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Aug 28, 2013 / 130754

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 6162.0000**, 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: 09-3231-350**

**Certificate Holder:**

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

**Property Owner:**

WEST ROBERT F  
PO BOX 635  
KALISPELL, MONTANA 59903

**Legal Description:** 10-2S3-131

LT 1 BLK 4 SANTA MONICA PB 8 P 40 OR 4910 P 1283 OR 5933 P 549

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
2012	5920.0000	06/01/12	\$1,060.83	\$0.00	\$62.99	\$1,123.82
2011	6162.0000	06/01/11	\$626.91	\$0.00	\$38.79	\$665.70

**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	5378.0000	06/01/13	\$1,025.66	\$6.25	\$51.28	\$1,083.19

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

\$2,872.71
\$0.00
\$150.00
\$75.00
\$3,097.71
\$3,097.71
\$27,102.00
\$12.50

\*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

*Shirley Rich CFCR*  
*Senior Deputy Tax Collector*

Date of Sale:

*7th July 2014*

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

## Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, Ohio, 45264**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
6162.0000	09-3231-350	06/01/2011	10-2S3-131 LT 1 BLK 4 SANTA MONICA PB 8 P 40 OR 4910 P 1283 OR 5933 P 549

**2012 TAX ROLL**

WEST ROBERT F  
PO BOX 635  
KALISPELL , Montana 59903

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

tda2012 (Taimur Jamil)  
Applicant's Signature

08/28/2013  
Date

Executed this 12<sup>th</sup> day of September 2012 by Angela  
Crawley, as Designee for the County Administrator as authorized by the Escambia County Board  
of County Commissioners.

ESCAMBIA COUNTY, FLORIDA

Witness Amey M. Washington  
Print Name Amey M. Washington

Witness Judy H. Witterstaeter  
Print Name JUDY H. WITTERSTAETER

Angela Crawley  
Angela Crawley, Designee for  
Charles R. "Randy" Oliver  
County Administrator  
221 Palafox Place, Suite 420  
Pensacola, FL 32502

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of  
September, 2012, by Angela Crawley, Designee for Charles R. "Randy" Oliver, as  
County Administrator for Escambia County, Florida, on behalf of the Board of County  
Commissioners. She ☒ is personally known to me, or ☐ has produced current  
\_\_\_\_\_ as identification.

Rebecca L. Azelton  
Commission No.: EE3962  
Notary ID No.: 840047  
Expires: 08/02/14

(Notary Seal)

Rebecca L. Azelton  
Signature of Notary Public

Rebecca L. Azelton  
Printed Name of Notary Public

This document prepared by:  
Escambia County, Florida  
Environmental Enforcement Division  
Escambia County Central Office Complex  
3363 West Park Place  
Pensacola, FL 32505  
(850) 595-1820

CE120501605

**NOTICE OF LIEN  
(Nuisance Abatement)**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

This lien is imposed by Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-191 – 42-198, Escambia County Code of Ordinances, on property owned by Robert F West located at 7143 Coronado Dr. and more particularly described as:

PR# 102S313100001004

LT 1 BLK 4 SANTA MONICA PB 8 P 40 OR 4910 P 1283 OR 5933 P 549

A field investigation by the Office of Environmental Enforcement was conducted on August 9, 2012 and revealed the property to be in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: 42-196(a), (b), and (d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$285.00
Administrative costs	<u>\$250.00</u>
Total	\$535.00

The principal amount of this lien shall bear interest at a rate of 6% per annum; provided, however, that no interest shall accrue until the 30<sup>th</sup> day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

This Instrument Was Prepared  
By And Is To Be Returned To:  
Wynette Villines,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311



## NOTICE OF LIEN

### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien  
against the following described real property situated in Escambia County, Florida,  
for water, wastewater and/or sanitation service provided to the following customer:  
LT 1 BLK 4 SANTA MONICA PB 8 P 40 OR 4910 P 1283...

Customer: Robert Fulton West

Account Number: 222205-75746

Amount of Lien: \$ 57.15, together with additional unpaid utility service  
charges, if any, which may accrue subsequent to the date of this notice and simple  
interest on unpaid charges at 18 percent per annum, or at such lesser rate as may  
be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-  
248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution  
87-10, as amended.

Provided however, that if the above-named customer has conveyed said property by  
means of deed recorded in the public records of Escambia County, Florida, prior to  
the recording of this instrument, or if the interest of the above-named customer is  
foreclosed by a proceeding in which notice of lis pendens has been filed prior to the  
recording of this instrument, this lien shall be void and of no effect.

Dated: 5/7/10

EMERALD COAST UTILITIES AUTHORITY

BY: Wynette Villines

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of  
May, 20 10, by Wynette Villines of  
the Emerald Coast Utilities Authority, who is personally known to me and who did not  
take an oath.

[Notary Seal]



GABRIEL M. BROWN  
My Comm. Exp. Nov. 22, 2013  
DD# 042024 ID# 782227  
( ) Personally Known  
( ) Other I.D.

[Signature]  
Notary Public - State of Florida

Recording Requested By:  
HSBC Bank USA, N.A.  
Prepared By: Allan Keohane

When recorded mail to:  
HSBC  
636 Grand Regency Blvd  
Brandon, FL 33511



Case Nbr: 17189990  
Ref Number: 0014723001  
Property Address:  
7143 CORONADO DR  
PENSACOLA, FL 32526

FLD-AM 17189990 2/3/2012

This space for Recorder's use

MIN #: 1002663-0605220024-1 MERS Phone #: 888-679-6377

### ASSIGNMENT OF MORTGAGE

For Value Received, the undersigned holder of a Mortgage (herein "Assignor") whose address is 1901 E Voorhees Street, Suite C, Danville, IL 61834 does hereby grant, sell, assign, transfer and convey unto HSBC MORTGAGE SERVICES INC. whose address is 636 GRAND REGENCY BLVD, BRANDON, FL 35311 all beneficial interest under that certain Mortgage described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Mortgage.

Original Lender: MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC. AS NOMINEE FOR LENDER'S INVESTMENT CORP.

Original Borrower(s): ROBERT F. WEST

Date of Mortgage: 6/13/2006

Original Loan Amount: \$27,300.00

Recorded in Escambia County, FL on: 7/10/2006, book 5945, page 1472 and instrument number 2006069164

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Mortgage to be executed on

FEB 08 2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDER'S INVESTMENT CORP.

By:   
Rebecca A. Cosgrove  
Vice President

By:   
Michael Peter  
Assistant Secretary

Witness: Indrani Mukerjee   
State of NY, County of

Witness: Julie Hoehn

On FEB 08 2012, before me, Yolanda Collier, a Notary Public, personally appeared Rebecca A. Cosgrove, Vice President and Michael Peter, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LENDER'S INVESTMENT CORP. personally known to me, or proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within document and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the document the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Notary Public: Yolanda Collier  
My Commission Expires: 10/14/2012



YOLANDA COLLIER  
No. 01SU6194802  
Notary Public, State of New York  
Qualified in: Erie County  
My Commission Expires Oct. 14, 2012

**"EXHIBIT A"**

**\*\*\*\*LEGAL DESCRIPTION\*\*\*\***

A PARCEL OF LAND LOCATED IN THE STATE OF FLORIDA, COUNTY OF ESCAMBIA,  
WITH A SITUS ADDRESS OF 7143 CORONADO DR. PENSACOLA FL 32526-3633  
CURRENTLY OWNED BY WEST ROBERT F & JANINE N HAVING A TAX ASSESSOR  
NUMBER OF 10-2S-31-3100-001-004 AND BEING THE SAME PROPERTY MORE FULLY  
DESCRIBED AS LT 1 BLK 4 SANTA MONICA PB 8 P 40 OR 4910 P 1283 AND  
DESCRIBED IN DOCUMENT NUMBER 4910-1283 DATED 05/24/2002 AND RECORDED  
05/29/2002.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Security Instru and in any attachments. Mortgagor also acknowledges receipt of a copy of this Security Instrument on the date s on page 1.

Robert F. West 6-13-06  
(Signature) Date  
ROBERT F. WEST

(Signature) Date

(Signature) Date

(Signature)

Jennifer S. Wooten  
(Signature) Jennifer S. Wooten, Witness

(Signature)

John D. West - Witness  
John D. West

## ACKNOWLEDGMENT

STATE OF FL  
(individual) This instrument was acknowledged before me this  
by ROBERT F. WEST

COUNTY OF Essex  
13 day of June, 2006

who is personally known to me or who has produced FL Drivers license as identifica:  
My commission expires: 8-2-07  
(Seal)

Jennifer S. Wooten  
(Notary Public)



Jennifer S. Wooten  
Commission #DD223203  
Expires: Aug 02, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.

## RECORDED AS RECEIVED

3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$ 27,300.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
4. **SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
  - A. Debt incurred under the terms of all promissory note(s), contract(s), guaranty(s) or other evidence of described below and all their extensions, renewals, modifications or substitutions. (You must specifically identify the debt(s) secured and include the final maturity date of such debt(s).)
  - B. All future advances from Lender to Mortgagor or other future obligations of Mortgagor to Lender under promissory note, contract, guaranty, or other evidence of debt executed by Mortgagor in favor of Lender executed after this Security Instrument whether or not this Security Instrument is specifically referenced. If more than one person signs this Security Instrument, each Mortgagor agrees that this Security Instrument will secure all future advances and future obligations that are given to or incurred by any one or more Mortgagor, or any one or more Mortgagor and others. All future advances and other future obligations are secured by this Security Instrument even though all or part may not be advanced. All future advances and other future obligations are secured as made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment must be agreed to in a separate writing.
  - C. All obligations Mortgagor owes to Lender, which may later arise, to the extent not prohibited by law, including but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagor and Lender.
  - D. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

In the event that Lender fails to provide any necessary notice of the right of rescission with respect to any additional indebtedness secured under paragraph B of this Section, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument (but does not waive the security interest for the loan referred to in Paragraph A of this Section).

5. **MORTGAGE COVENANTS.** Mortgagor agrees that the covenants in this section are material obligations under Secured Debt and this Security Instrument. If Mortgagor breaches any covenant in this section, Lender may refuse to make additional extensions of credit and reduce the credit limit. By not exercising either remedy on Mortgagor's breach, Lender does not waive Lender's right to later consider the event a breach if it happens again.

**Payments.** Mortgagor agrees that all payments under the Secured Debt will be paid when due and in accordance with the terms of the Secured Debt and this Security Instrument.

**Prior Security Interests.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees to make all payments when due and to perform or comply with all covenants. Mortgagor also agrees not to allow any modification or extension nor to request any future advances under any note or agreement secured by the lien document without Lender's prior written approval.

**Claims Against Title.** Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments, ground rent, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's payment. Mortgagor agrees to defend title to the Property against any claims that would impair the lien of this Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the Property.

**Property Condition, Alterations and Inspection.** Mortgagor will keep the Property in good condition and make repairs that are reasonably necessary. Mortgagor shall not commit or allow any waste, impairment, or deterioration of the Property. Mortgagor agrees that the nature of the occupancy and use will not substantially change without Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims, and actions against Mortgagor, and of any loss or damage to the Property.

Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Lender shall give Mortgagor notice at the time of or before an inspection specifying a reasonable purpose for the inspection. Any inspection of the Property shall be entirely for Lender's benefit. Mortgagor will in no way rely on Lender's inspection.

This document was prepared by

LENDER'S INVESTMENT CORP.

*Renamic Santomin*  
*Doc Preparer*

When Recorded Mail To:  
Lender Recording Services  
25111 Country Club Blvd.  
Ste 275  
North Olmsted, OH 44070  
Missy Dominguez

RECORDED AS RECEIVED

State of Florida Space Above This Line For Recording Date

MIN: 1002663-0605220024-1 MORTGAGE

LOAN NO. 0605220024 (With Future Advance Clause)

1. DATE AND PARTIES. The date of this Mortgage (Security Instrument) is JUNE 13, 2006  
and the parties, their addresses and tax identification numbers, if required, are as follows:  
MORTGAGOR: ROBERT F. WEST

7143 CORONADO DR  
PENSACOLA, FL 32526

[ ] If checked, refer to the attached Addendum incorporated herein, for additional Mortgagors, their signatures  
acknowledgements.

LENDER: LENDER'S INVESTMENT CORP., A CALIFORNIA CORPORATION

18101 VON KARMAN AVENUE, SUITE 400, IRVINE, CALIFORNIA 926

"MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely  
nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument.  
MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O.  
2026, Flint, Michigan 48501-2026, tel. (888)679-MERS.

2. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and  
secure the Secured Debt (defined below) and Mortgagor's performance under this Security Instrument, Mortgagor  
hereby mortgage, grant and convey to MERS, (solely as nominee for Lender and Lender's successors and assigns)  
to the successors and assigns of MERS, the following described property:  
SEE ATTACHED LEGAL

ASSESSOR'S NUMBER: 102S31300001004

The property is located in ESCAMBIA  
(County)

at 7143 CORONADO DR

(Address)

PENSACOLA Florida

32526  
(ZIP Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and ripa  
rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements  
may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").  
Mortgagor understands and agrees that MERS holds only legal title to the interests granted by Mortgagor in this Secu  
Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's succes  
and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to forecl  
and sell the Property; and to take any action required of Lender including, but not limited to, releasing and cance  
this Security Instrument.

HOME EQUITY LINE SECURITY AGREEMENT DATED: JUNE 13, 2006

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, and if not, what person or entity will be responsible for maintenance. 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 of 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: 7143 Coronado Drive Pensacola, Florida  
Legal Address of Property: 7143 Coronado Drive Pensacola, Florida

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

This form completed by:

Southland Title of Pensacola, Inc.

RCD May 29, 2002 10:16 am  
Escambia County, Florida

Name  
1120 N. 12th Ave.  
Address  
Pensacola, Florida 32501  
City, State, Zip Code

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-969160

As to Seller(s):

Don C. Feeser  
Seller's Name: Don C. Feeser  
Penny C. Feeser  
Seller's Name: Penny C. Feeser

[Signature]  
Witness' Name: [Signature]  
[Signature]  
Witness' Name: [Signature]

As to Buyer(s):

Robert F. West  
Buyer's Name: Robert F. West  
Janine N. West  
Buyer's Name: Janine N. West

[Signature]  
Witness' Name: [Signature]  
[Signature]  
Witness' Name: [Signature]

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

Exhibit "A"

Lot 1, Block 4, Santa Monica, a subdivision of a portion of U.S. Government Lot 2, Section 10, Township 2 South, Range 31 West, Escambia County, Florida, according to a plat recorded in Plat Book 8 at page 40 of the public records of said County.

## WARRANTY DEED

FILE NO. 02-22818  
DOC. 489.30  
REC: 15.00  
TOTAL 504.30  
STATE OF FLORIDA  
COUNTY OF Escambia

10-2S-31-3100-001-004  
Tax ID # \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: That  
Don C. Feeser and Penny C. Feeser, husband and wife

P.O. Box 694  
Gulf Breeze, Florida 32562 Grantor  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable  
considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed  
and granted unto

Robert F. West and Janine N. West, husband and wife

Address: 7143 Coronado Drive Pensacola, Florida 32526 Grantee  
heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of  
Escambia State of Florida, to wit:

See Exhibit "A" Attached for legal description

This instrument prepared by:  
Carol D. Eubanks  
Southland Title of Pensacola, Inc.  
1120 N. 12th Ave.  
Pensacola, Florida 32501

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby  
reimposed. Subject also to oil, gas and mineral reservations of record.

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

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives,  
successors and/or assigns of the respective parties hereto, the use of singular member shall include  
the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on May 24, 2002

Witness: Carol D. Eubanks

Don C. Feeser (Seal)

Witness: Sunny (Thibodeau)

Penny C. Feeser (Seal)

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 24th day of May, 2002,  
by Don C. Feeser and Penny C. Feeser, husband and wife  
who is/are personally known to me or who has/have produced  
drivers license  
as identification and who did take an oath.

My Commission expires:

(Seal)

Notary Public  
Serial Number:

CAROL D. EUBANKS  
Notary Public-State of FL  
Comm. Exp. Mar. 3, 2004  
Comm. No. CC 892081

## QUITCLAIM DEED

### STATE OF FLORIDA COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, That Janine N. West, <sup>JW</sup> [REDACTED],  
for and in consideration of \$10.00 and other good and valuable consideration, the receipt  
whereof is hereby acknowledged, do remise, release, and quitclaim unto Robert Fulton  
West, [REDACTED], 7143 Coronado Drive, Pensacola, Florida, heirs, executors,  
administrators, and assigns, forever, the following described property, situated in the  
County of Escambia, State of Florida to wit:

Lot 1, Block 4, Subdivision Santa Monica, Plat Book 8, Plat Page 40.  
Reference Number:0514390381.

Together with all and singular the tenements, hereditaments and appurtenances thereto  
belonging or in anywise appertaining, free from all exemptions and right of homestead.

In Witness Whereof, I have hereunto set my hand and seal this 12<sup>th</sup> day of May,  
2006.

Janine N. West  
Janine N. West

Signed, sealed and delivered in the presence of:

Patricia Holland Darlene Dickey  
Witness PATRICIA HOLLAND Witness DARLENE DICKEY

State of Florida  
County of Escambia

This day, before the undersigned Notary Public, personally appeared Janine N.  
West, to me well known to be the individual described in and who executed the  
foregoing Quitclaim Deed, and acknowledged that she executed the same for the uses  
and purposes therein expressed.

In testimony whereof, I have, hereunto set my hand and affixed my official seal,  
this 12<sup>th</sup> day of May, 2006.

Bobbie Brown  
Notary Public BOBBIE BROWN

This instrument prepared by:  
Kelly McGraw  
Attorney at Law  
216 South Palafox Street  
Pensacola, Florida 32501



**SOUTHERN GUARANTY TITLE COMPANY**  
SUITE 12 B CORDOVA SQUARE

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE  
FORT LAUDERDALE, FLORIDA 33503

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 07-07-2014

TAX ACCOUNT NO.: 09-3231-350

CERTIFICATE NO.: 2011-6162

CERTIFICATE NO.: 1000

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

YES NO

X Notify City of Pensacola, P.O. Box 12910, 32521  
221 Palafox Place, 4th Floor?

X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for \_\_\_\_\_ tax year.

Robert Fulton West  
P.O. Box 635  
Kalispell, MT 59903

Escambia County Code Enforcement  
3362 West Park Place  
Pensacola, FL 32505

HSBC Mortgage Services, Inc.  
636 Grand Regency Blvd.  
Brandon, FL 35311

ECUA  
9255 Sturdevant St.  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 23rd day of October, 2013.

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10987

October 17, 2013

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

1. Mortgage executed by Robert Fulton West to Lenders Investment Group, dated 06/13/2006 and recorded in Official Record Book 5945 on page 1472 of the public records of Escambia County, Florida. given to secure the original principal sum of \$27,300.00. Assignment to HSBC Mortgage Services, Inc. recorded in O.R. Book 6819, page 670.
2. Utility Lien filed b y ECUA recorded in O.R. Book 6589, page 1749.
3. Nuisance Abatement Lien filed by Escambia County recorded in O.R. Book 6912, page 683.
4. Taxes for the year 2010-2012 delinquent. The assessed value is \$53,655.00. Tax ID 09-3231-350.

**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.: 10987

October 17, 2013

**Lot 1, Block 4, Subdivison Santa Monica, as per plat thereof, recorded in Plat Book 8, Page 40, 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.: 10987

October 17, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 10-17-1993, through 10-17-2013, and said search reveals the following:

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

Robert Fulton West

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

October 17, 2013

## WARNING

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PPF HOLDINGS III LTD** holder of **Tax Certificate No. 06162**, 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 1 BLK 4 SANTA MONICA PB 8 P 40 OR 4910 P 1283 OR 5933 P 549**

**SECTION 10, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 093231350 (14-486)**

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

**ROBERT F WEST**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of July, which is the **7th day of July 2014**.

Dated this 5th day of June 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Post Property:

**7143 CORONADO DR 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 # 06162 of 2011**

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

ROBERT F WEST PO BOX 635 KALISPELL, MT 59903	HSBC MORTGAGE SERVICES INC 636 GRAND REGENCY BLVD BRANDON FL 35311
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
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514	

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

7008 1830 0000 0244 2274

**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)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

Postmark Here

Sent To: ECUA [14-486]  
 9255 STURDEVANT ST  
 PENSACOLA, FL 32514

PS Form

7008 1830 0000 0244 2267

**U.S. Postal Service**  
**CERTIFIED MAIL™ RECEIPT**  
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Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

Postmark Here

Sent To: ESCAMBIA COUNTY OFFICE OF  
 CODE ENFORCEMENT [14-486]  
 3363 WEST PARK PLACE  
 PENSACOLA FL 32505

PS Form

7008 1830 0000 0244 2243

**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)	
<b>Total Pr</b>	<b>\$ 6.49</b>

Postmark Here

Sent To: HSBC MORTGAGE SERVICES INC  
 [14-486]  
 636 GRAND REGENCY BLVD  
 BRANDON FL 35311

PS Form

7008 1830 0000 0244 2252

**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)	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>

Postmark Here

Sent To: ESCAMBIA COUNTY [14-486]  
 OFFICE OF COUNTY ATTORNEY  
 221 PALAFOX PLACE STE 430  
 PENSACOLA FL 32502

PS Form

7008 1830 0000 0244 2236

**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)	
<b>Total Pr</b>	<b>\$ 6.49</b>

Postmark Here

Sent To: ROBERT F WEST [14-486]  
 PO BOX 635  
 KALISPELL, MT 59903

PS Form

11/6/62

**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:

ESCAMBIA COUNTY OFFICE OF  
CODE ENFORCEMENT [14-486]  
3363 WEST PARK PLACE  
PENSACOLA FL 32505

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *J. Sparks*☐ Agent☐ Addressee

B. Received by (Printed Name)

*J. Sparks*

C. Date of Delivery

*6/6/14*D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail®☐ Priority Mail Express™☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0244 2267

PS Form 3811, July 2013

Domestic Return Receipt

**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:

ESCAMBIA COUNTY [14-486]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X** *[Signature]*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail®☐ Priority Mail Express™☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0000 0244 2250

PS Form 3811, July 2013

Domestic Return Receipt

*11/6162*

**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:

HSBC MORTGAGE SERVICES INC  
[14-486]  
636 GRAND REGENCY BLVD  
BRANDON FL 35311

2. Article Number

(Transfer from service label)

7008 1830 0000 0244 2243

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Brian Karne /

C. Date of Delivery

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

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

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☐ Yes

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1. Article Addressed to:

ECUA [14-486]  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

2. Article Number

(Transfer from service label)

7008 1830 0000 0244 2274

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Randall Franklin

C. Date of Delivery

6-6

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

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail®

☐ Priority Mail Express™

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

11/6162

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCABLE RETURN OF SERVICE**

14-486

**Document Number:** ECSO14CIV024936NON

**Agency Number:** 14-008576

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT #06162 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ROBERT F WEST

**Defendant:**

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

Received this Writ on 6/5/2014 at 10:14 AM and served same at 1:39 PM on 6/11/2014 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: Karen M Hughes 927  
K. HUGHES, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: JLBRYANT

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**7143 CORONADO DR 32526**



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

By:  
Emily Hogg  
Deputy Clerk