

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**HMF FL B, LLC AND CAPITAL ONE
PO BOX 54291
NEW ORLEANS, Louisiana, 70154-4291**

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

Certificate No.	Parcel ID Number	Date	Legal Description
6621.0000	09-4661-200	06/01/2011	28-2S3-113 LT 40 BLK B WOODRIDGE MANOR UNIT 5 PB 14 P 81 & 81A OR 6379 P 759

2012 TAX ROLL

HASELL JAMES & HASELL JAMES JR
9001 BLUEBAY LN
PENSACOLA , Florida 32506

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.

Gintdareo (Ginny Donaghy)
Applicant's Signature

04/26/2013
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.: 10264

May 9, 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 05-09-1993, through 05-09-2013, and said search reveals the following:

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

James Hassell and James Hassell, Jr.

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

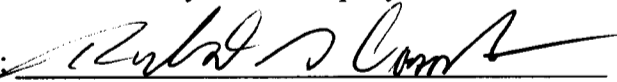
4. Taxes:

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: 

May 9, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10264

May 9, 2013

**Lot 40, Block B, Woodridge Manor, Unit 5, as per plat thereof, recorded in Plat Book 14,
Page 81 & 81A, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10264

May 9, 2013

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

1. Taxes for the year 2008-2011 delinquent. The assessed value is \$99,415.00. Tax ID 09-4661-200.

PLEASE NOTE THE FOLLOWING:

- A. Taxes and assessments due now or in subsequent years.
- B. Subject to Easements, Restrictions and Covenants of record.
- C. Oil, gas, mineral or any other subsurface rights of any kind or nature.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-3-2013

TAX ACCOUNT NO.: 09-4661-200

CERTIFICATE NO.: 2011-6621

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

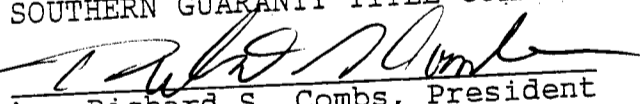
YES NO

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

James Hassell and
James Hassell, Jr.
9001 Bluebay Lane
Pensacola, FL 32506
and
9504 Lillian Hwy.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 9th day of May, 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.

Prepared by and return to:
Philip J. Reichenthal
Reichenthal & Associates, P.A.
15280 NW 79 Court
Suite 101
Miami Lakes, FL 33016
305-362-0824
File Number: RA-0822006R

[Space Above This Line For Recording Data]

Special Warranty Deed

This Warranty Deed made this 12th day of September, 2008 between US Bank National Association as Trustee for the Certificateholders of Sasco 2006-BC3 whose post office address is c/o Countrywide, 7105 Corporate Drive, Plano, TX 75024, grantor, and James Hassell and James Hassell Jr. whose post office address is 9001 Bluebay Lane, Pensacola, FL 32506, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County Florida to-wit:

**LOT 40, BLOCK B, WOODRIDGE MANOR, UNIT 5, ACCORDING TO PLAT OF SAID
SUBDIVISION RECORDED IN PLAT BOOK 14, PAGES 81 AN 81A, PUBLIC RECORDS
ESCAMBIA COUNTY, FLORIDA.**

Parcel Identification Number: 282S31-1300-040-002

Subject to covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any; taxes and assessments for the year 2008 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said 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 claiming by, through, or under the said grantor, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

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

Signed, sealed and delivered in our presence:

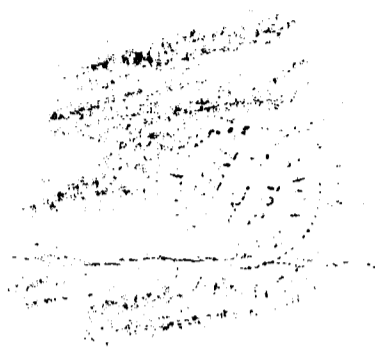
[Handwritten Signature]

Witness Name: Jehenna Jackson

Witness Name: Teedale Alemu

US Bank National Association as Trustee for the Certificateholders of Sasco 2006-BC3

[Handwritten Signature] (Seal)
BY: Toni Gary, Asst Secretary
as



ATTEST:

[Handwritten Signature]
By: _____
Stephen King, Asst Secretary

State of Texas
County of Collin

The foregoing instrument was acknowledged before me this 12th day of September, 2008 by Toni Gary as Asst Secretary for and on behalf of US Bank National Association as Trustee for the Certificateholders of Sasco 2006-BC3, and as its acts and deed (s)he executed the above and foregoing instrument, after first having been duly authorized by US Bank National Association as Trustee for the Certificateholders of Sasco 2006-BC3 to do so, and who [] is personally known or, [] has produced a driver's license as identification.

[Notary Seal]

[Handwritten Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____



STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 06621 of 2011


I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 1, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES HASSELL 9001 BLUEBAY LN PENSACOLA, FL 32506	JAMES HASSELL JR 9001 BLUEBAY LN PENSACOLA, FL 32506
JAMES HASSELL 9504 LILLIAN HWY PENSACOLA, FL 32506	JAMES HASSELL JR 9504 LILLIAN HWY PENSACOLA, FL 32506

WITNESS my official seal this 1st day of August 2013.

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT**

SEAL

BY: 
Heather Mahoney
Deputy Clerk

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 September 3, 2013, 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 **HMF FL B, LLC AND CAPITAL ONE** holder of **Tax Certificate No. 06621**, 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 40 BLK B WOODRIDGE MANOR UNIT 5 PB 14 P 81 & 81A OR 6379 P 759

SECTION 28, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094661200 (13-659)

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

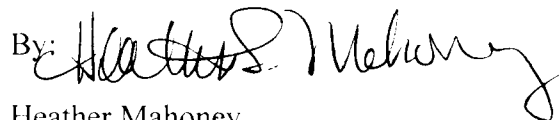
JAMES HASSELL and JAMES HASSELL JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Tuesday in the month of September, which is the **3rd day of September 2013**.

Dated this 1st day of August 2013.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Maryline Avila 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: 

Heather Mahoney
Deputy Clerk

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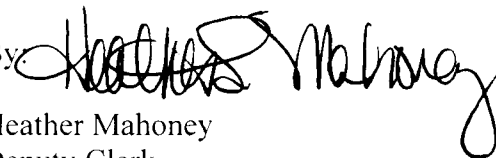
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Personal Services:

JAMES HASSELL
9001 BLUEBAY LN
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 
Heather Mahoney
Deputy Clerk

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PENSACOLA, FL 32506

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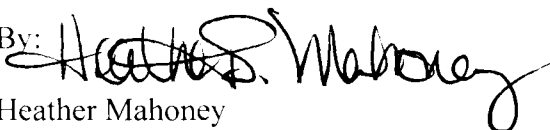
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

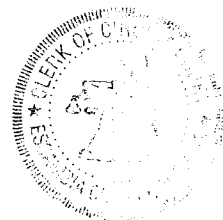
Post Property:

9001 BLUEBAY LN 32506

By:



Heather Mahoney
Deputy Clerk



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:

JAMES HASSELL [13-659]
9504 LILLIAN HWY
PENSACOLA, FL 32506

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

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

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

2. Article Number

(Transfer from service label)

7009 2250 0003 8664 0965

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

2011 TD 06/02/11

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:

JAMES HASSELL JR [13-659]
9504 LILLIAN HWY
PENSACOLA, FL 32506

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
[Signature]

B. Received by (Printed Name) *James Hassell* 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 Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7009 2250 0003 8664 0972**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	-
Total Postage	6.11

Postmark Here

Sent To: JAMES HASSELL [13-659]
 9001 BLUEBAY LN
 PENSACOLA, FL 32506

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.46
Certified Fee	3.10
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Restricted Delivery Fee (Endorsement Required)	-
Total	6.11

Postmark Here

Sent To: JAMES HASSELL [13-659]
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 PENSACOLA, FL 32506

PS Form 3800, August 2006 See Reverse for Instructions

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PS Form 3800, August 2006 See Reverse for Instructions

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PS Form 3800, August 2006 See Reverse for Instructions

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV037223NON

Agency Number: 13-011190

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06621, 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: JAMES HASSELL AND JAMES HASSELL JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 7/31/2013 at 11:53 AM and served same on JAMES HASSELL , in ESCAMBIA COUNTY, FLORIDA, at 1:30 PM on 8/6/2013 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: MIRIAM HASSELL, MOTHER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 9/19
G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: JLBRYANT

011150

WARNING

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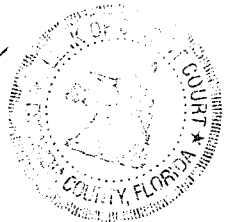
Personal Services:

**JAMES HASSELL
9001 BLUEBAY LN
PENSACOLA, FL 32506**

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

By: *Heather Mahoney*

**Heather Mahoney
Deputy Clerk**



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV037224NON

Agency Number: 13-011191

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06621, 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: JAMES HASSELL AND JAMES HASSELL JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 7/31/2013 at 11:53 AM and served same on JAMES HASSELL JR , in ESCAMBIA COUNTY, FLORIDA, at 8:44 AM on 8/5/2013 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: CORI SNOW, DAUGHTER, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

SDS TRAVIS PEACOCK

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDCURRAN

011191

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 September 3, 2013, 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 **HMF FL B, LLC AND CAPITAL ONE** holder of **Tax Certificate No. 06621**, 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 40 BLK B WOODRIDGE MANOR UNIT 5 PB 14 P 81 & 81A OR 6379 P 759

SECTION 28, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094661200 (13-659)

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

JAMES HASSELL and JAMES HASSELL JR

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at the courthouse door at 9:00 A.M. on the **first** Tuesday in the month of September, which is the **3rd day of September 2013**.

Dated this 1st day of August 2013.

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

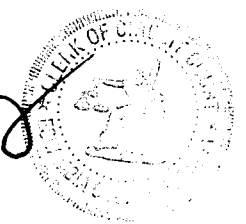
Personal Services:

JAMES HASSELL JR
9001 BLUEBAY LN
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

Heather Mahoney
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO13CIV037295NON

Agency Number: 13-011262

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06621, 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEEDS

Plaintiff: RE: JAMES HASSELL AND JAMES HASSELL JR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/31/2013 at 11:57 AM and served same at 8:44 AM on 8/5/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



SDS TRAVIS PEACOCK

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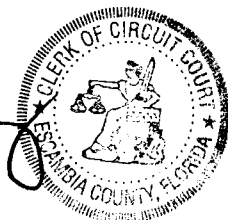
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Post Property:

9001 BLUEBAY LN 32506

By: *Heather S. Mahoney*

Heather Mahoney
Deputy Clerk



CLERK PAM CHILDERS
MAIL ROOM DEPT 10
U.S. MAIL DIVISION
221 Palatka Place
P.O. Box 333
Pensacola, FL 32591-0333

Handwritten notes: 8/25, 8/2, 8-17, 8-16, 8-15, 8-14, 8-13, 8-12, 8-11, 8-10, 8-9, 8-8, 8-7, 8-6, 8-5, 8-4, 8-3, 8-2, 8-1

CERTIFIED MAIL™



7009 2250 0003 8664 0941



JAMES HASSELL 113-6591
9001 BLUEBAY LN
PEN

NIXIE 322 DE 1009 0009/22/13

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

3259103333
BCI 3259103333 *2087-07590-01-36
3259103333

First-Class Mail

08/01/2013

POSTAGE

\$06.11¹⁰



ZIP 32502
04111221084

CLERK C

PAM CHILDERS

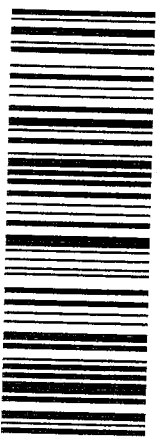
221 Palatka Place
P.O. Box 333
Pensacola, FL 32591-0333

2013 AUG 20

02/28

2 of 2

CERTIFIED MAIL



7009 2250 0003 8664 0958

UNCLAIMED

JAMES HASSELL JR [13-659]
9001 BLUEBAY LN
PENSACOLA, FL 32506

NIXIE

322 DE 1009 0008/22/13
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

325063259100333

BC: 32591053333 *2087-07588-01-36

8-13 2nd
8-17 RT3

neopost

08/01/2013

USPS MAIL

\$06.11¹⁹

FIRST CLASS MAIL



ZIP 32502
04111221084

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

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PAM CHILDERS
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ESCAMBIA COUNTY, FLORIDA

Post Property:

9001 BLUEBAY LN 32506

By:



Heather Mahoney
Deputy Clerk

