

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:

Certificate No.	Parcel ID Number	Date	Legal Description
7100.0000	10-1732-647	06/01/2011	05-3S3-140 BEG AT INTER OF NLY R/W LI OF GULF BEACH HWY (ST RD 292) AND WLY R/W LI OF DOG TRACT RD (ST RD 297) N 23 DEG 39 MIN W ALG WLY R/W LI OF DOG TRACT RD 2118 07/100 FT FOR POB S 66 DEG 21 MIN W 300 FT N 23 DEG 39 MIN W 160 FT N 66 DEG 21 MIN E 300 FT S 23 DEG 39 MIN E 160 FT TO POB OR 2374 P 116

2012 TAX ROLL

EMANUEL MARIA DEL PILAR DE
5005 RICHENBACKER AVE
ALEXANDRIA , Virginia 22304

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

7/28/2013

FULL LEGAL DESCRIPTION
Parcel ID Number: 10-1732-647

August 12, 2013
Tax Year: 2010
Certificate Number: 7100.0000

BEG AT INTER OF NLY R/W LI OF GULF BEACH HWY (ST RD 292) AND WLY R/W LI OF DOG TRACT RD (ST RD 297) N 23 DEG 39 MIN W ALG WLY R/W LI OF DOG TRACT RD 2118 07/100 FT FOR POB S 66 DEG 21 MIN W 300 FT N 23 DEG 39 MIN W 160 FT N 66 DEG 21 MIN E 300 FT S 23 DEG 39 MIN E 160 FT TO POB OR 2374 P 116

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 28, 2013 / 130524

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 7100.0000**, 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: 10-1732-647**

Certificate Holder:

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

Property Owner:

EMANUEL MARIA DEL PILAR DE
5005 RICHENBACKER AVE
ALEXANDRIA, VIRGINIA 22304

Legal Description: 05-3S3-140

BEG AT INTER OF NLY R/W LI OF GULF BEACH HWY (ST RD 292) AND WLY R/W LI OF DOG TRACT RD (ST RD 297) N 23 DEG 39 MIN W ALG WLY R/W LI OF DOG TRACT RD ...

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	7100.0000	06/01/11	\$172.25	\$0.00	\$65.31	\$237.56

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	6082.0000	06/01/13	\$169.48	\$6.25	\$8.47	\$184.20

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

\$421.76
\$0.00
\$150.00
\$75.00
\$646.76
\$646.76
\$6.25

*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 4/7/14

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this 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.: 10749

September 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 09-17-1993, through 09-17-2013, and said search reveals the following:

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

Maria Del Pilar De Emmanuel

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 17, 2013

1

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10749

September 17, 2013

053S314000000016 - Full Legal Description

BEG AT INTER OF NLY R/W LI OF GULF BEACH HWY (ST RD 292) AND WLY R/W LI OF DOG TRACT RD (ST RD 297) N 23 DEG 39 MIN W ALG WLY R/W LI OF DOG TRACT RD 2118 07/100 FT FOR POB S 66 DEG 21 MIN W 300 FT N 23 DEG 39 MIN W 160 FT N 66 DEG 21 MIN E 300 FT S 23 DEG 39 MIN E 160 FT TO POB OR 2374 P 116

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10749

September 17, 2013

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

1. Taxes for the year 2010 and 2012 delinquent. The assessed value is \$8,512.00. Tax ID 10-1732-647.

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: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 04-07-2014

TAX ACCOUNT NO.: 10-1732-647

CERTIFICATE NO.: 2011-7100

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

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

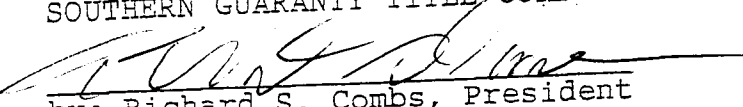
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Maria Del Pilar De Emanuel
5005 Richenbacker Ave.
Alezandria, VA 22304

Certified and delivered to Escambia County Tax Collector,
this 19th day of September, 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.

CORPORATION WARRANTY DEED

3005 RICHENBACHER AVE.
ALEXANDRIA, VA. 22304
Gregory A. Sellers

This instrument was prepared by
the instrument prepared by
An attorney of Chilton Title
Company. Pursuant to the
insurance of a Title Insurance
policy.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That the FIRST ALABAMA BANK, CHILTON

a ALABAMA corporation, Grantor,
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which
has been acknowledged by deed, sold, conveyed and granted unto
JOSEPHINE PEARL DE HANDEL, AN UNMARRIED WOMAN

Grantor, heirs, executors, administrators and assigns, forever, the following described property, situate, lying
and being in the County of ESCAMBIA, State of Florida, to wit:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF GULF BEACH
HIGHWAY (STATE ROAD 297) AND THE WESTERLY RIGHT OF WAY LINE OF DOG TRACK ROAD
(STATE ROAD 297); THENCE NORTH 23 DEGREES 39 MINUTES WEST ALONG THE AFORESAID
WESTERLY RIGHT OF WAY LINE OF DOG TRACK ROAD A DISTANCE OF 2118.07 FEET TO THE
POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 66 DEGREES 21 MINUTES WEST
A DISTANCE OF 306 FEET; THENCE NORTH 23 DEGREES 39 MINUTES WEST A DISTANCE OF
306 FEET; THENCE NORTH 66 DEGREES 21 MINUTES EAST A DISTANCE OF 300 FEET; THENCE
SOUTH 23 DEGREES 39 MINUTES EAST A DISTANCE OF 160 FEET TO THE POINT OF
BEGINNING. ALL THE ABOVE DESCRIBED PARCEL LYING IN SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA. ALSO KNOWN AS LOT 16, BAYOU GRANDE
ESTATES, AN UNRECORDED SUBDIVISION.

D. & P. \$ 40.00
DATE 3-31-87
JOE A. FLOWERS, COMPTROLLER
BY J. Cantrell D.C.
CERT. REG. #59-2043328-27-01

533956
FILED AND RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON
MAR 31 5 03 PM '87
IN BOOK A PUBLIC RECORDS
OF ESCAMBIA COUNTY

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

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

"Wherever used herein, the term 'grantor/grantee' shall include the heirs, personal re-
presentatives, successors and/or assigns of the respective parties hereto; the use of singular
number shall include the plural, and the plural the singular; the use of any gender shall
include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on FEBRUARY 27th 1987

Attorn

Signed, sealed and delivered
in the presence of:

Josephine Pearl de Handel
Josephine Pearl de Handel

STATE OF ~~FLORIDA~~ ALABAMA
COUNTY OF CHILTON

FIRST ALABAMA BANK, CHILTON
BY: Bob Sellers PRESIDENT

(Corporate Seal)

The foregoing instrument was acknowledged before me this FEBRUARY 27th 1987 by
BOB SELLERS, PRESIDENT of FIRST ALABAMA BANK, CHILTON

corporation, on behalf of the corporation,

CLERK FILE NO.

Notary Public

My Commission Expires

WARNING

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 07100, 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 INTER OF NLY R/W LI OF GULF BEACH HWY (ST RD 292) AND WLY R/W LI OF DOG TRACT RD (ST RD 297) N 23 DEG 39 MIN W ALG WLY R/W LI OF DOG TRACT RD 2118 07/100 FT FOR POB S 66 DEG 21 MIN W 300 FT N 23 DEG 39 MIN W 160 FT N 66 DEG 21 MIN E 300 FT S 23 DEG 39 MIN E 160 FT TO POB OR 2374 P 116

SECTION 05, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 101732647 (14-227)

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

MARIA DEL PILAR DE EMANUEL

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.

Post Property:

2200 DOG TRACK RD BLK 32506



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 # 07100 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:

MARIA DEL PILAR DE EMANUEL
5005 RICHENBACKER AVE
ALEXANDRIA, VA 22304

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

11/7100

7000 1830 0000 0239 0001

U.S. Postal Service	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com .	
OFFICIAL USE	
Postage	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49

Postmark Here
MAR - 6 2014
FL DOWNTOWN STATION

Sent To: MARIA DEL PILAR DE EMANUEL
[14-227]
Street, or PO: 5005 RICHENBACKER AVE
City, S: ALEXANDRIA, VA 22304

PS For Instructions