

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION

ARCHIVES AND RECORDS
CHILD SUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC

**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS

OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

This cover page is not a part of the original documents but is
necessary to avoid obscuring any information on
the original documents

Case: 2011 TD 008343



00045630906

Dkt: TD83 Pg#:

3

Original Documents Follow

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Apr 14, 2013 / 130017**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 8343.0000**, 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: 11-0215-100**

Certificate Holder:
SHEN ZHIHUA
961 COLONIAL LANE
PALO ALTO, CALIFORNIA 94303

Property Owner:
ROSEDOWN PROPERTIES INC
PO BOX 10038
PENSACOLA, FLORIDA 32524

Legal Description: 19-1N3-009
PARCEL A ROSEDOWN S/D PB 14 P 76 OR 2944 P 167

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	8343.0000	06/01/11	\$501.72	\$0.00	\$173.09	\$674.81

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
2012	7702.0000	06/01/12	\$483.84	\$6.25	\$79.83	\$569.92

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 (2012)
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

\$1,244.73
\$0.00
\$451.51
\$150.00
\$75.00
\$1,921.24
\$1,921.24
\$6.25

*Done this 14th day of April, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 4/13/13

* 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,

**SHEN ZHIHUA
961 COLONIAL LANE
PALO ALTO, California, 94303**

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
8343.0000	11-0215-100	06/01/2011	19-1N3-009 PARCEL A ROSEDOWN S/D PB 14 P 76 OR 2944 P 167

2012 TAX ROLL

ROSEDOWN PROPERTIES INC
PO BOX 10038
PENSACOLA , Florida 32524

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.

edwardshen (Zhihua Shen)

Applicant's Signature

04/14/2013

Date

PAM CHILDERS
CLERK OF THE CIRCUIT COURT



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ARCHIVES AND RECORDS
JUVENILE DIVISION

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CIRCUIT CRIMINAL
COUNTY CIVIL
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JUVENILE
MENTAL HEALTH
MIS
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TRAFFIC

CENTURY

**COUNTY OF ESCAMBIA
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CLERK TO THE BOARD OF
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OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

IMAGING COVER PAGE

This cover page is not a part of the original documents but is
necessary to avoid obscuring any information on
the original documents

Case: 2011 TD 008343



00003025386

Dkt: TD82 Pg#:

A large, handwritten number '8' in black ink, positioned to the right of the case information.

Original Documents Follow

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.: 10225

April 24, 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 04-24-1993, through 04-24-2013, and said search reveals the following:

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

Rosedown Properties, Inc.

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: 

April 24, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10225

April 24, 2013

Parcel A, Rosedown Subdivision, Plat Book 14, page 76, O.R. Book 2944, page 167.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10225

April 24, 2013

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

1. Subject to interest of Rosedown Homeowners Association of Pensacola, Inc.
2. Taxes for the year 2010-2011 delinquent. The assessed value is \$27,645.00. Tax ID 11-0215-100.

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.: 11-0215-100

CERTIFICATE NO.: 2011-8343

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

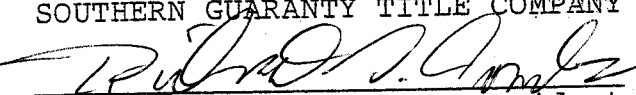
 Homestead for tax year.

Rosedown Properties, Inc.
Attn: Donald W. Moore
P.O. Box 10038
Pensacola, FL 32538

Rosedown HOA of Pensacola, Inc.
P.O. Box 551
Gonzalez, FL 32560

Certified and delivered to Escambia County Tax Collector,
this 24th day of April, 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.

TRUST AGREEMENT

THIS TRUST AGREEMENT WAS MADE THIS 15th DAY OF FEBRUARY, 1990, BETWEEN THE UNDERSIGNED, CHRIS R. WISS, M.D., and HENRY FUCHNER PENSION PLAN, a trust created under the will of the late CHRIS R. WISS, M.D., and the said trust is hereby established for the purpose of holding and managing the property hereinafter described for the benefit of the said CHRIS R. WISS, M.D., and his issue, and the said trust shall be governed by the provisions hereinafter set forth.

THE PROPERTY CONVEYED HEREIN, BEING A FEUDAL FEE SIMPLE, AND BEING DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PARCELS OF LAND, TO-WIT: THE PROPERTY CONVEYED HEREIN IS NOT TO BE CONSIDERED AS HIS CONSTITUTIONAL HOMESTEAD.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of February, 1990.

Witness my hand and seal this 15th day of February, 1990.

TO HAVE IN FULL FORCE AND EFFECT FROM THE DATE HEREOF AND TO VALID SUCCESSIONS AND SUBSTITUTIONS OF THE PROPERTY HEREIN, IF ANY.

THE UNDERSIGNED, CHRIS R. WISS, M.D., and the Trustees, its successors and assigns, hereby release, defend, hold harmless, indemnify and guarantee the Trustees, its successors and assigns, from and against all claims, demands, damages, losses, costs and expenses, including reasonable attorneys' fees, which may be asserted against or incurred by the Trustees, its successors and assigns, in the administration of the trust hereunder, and the said CHRIS R. WISS, M.D., and the Trustees, its successors and assigns, shall and will forever warrant and defend, support and sustain the trust hereunder.

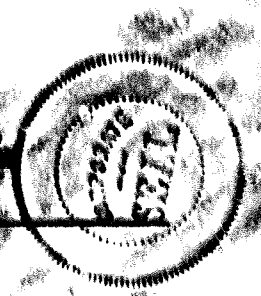
IN WITNESS WHEREOF, the undersigned have executed this document this 15th day of February, 1990.

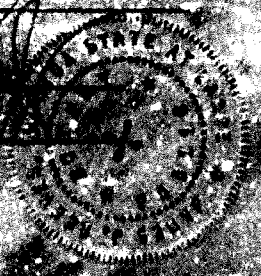
Signed, sealed and delivered in the presence of
[Signature]
CHRIS R. WISS, INDIVIDUALLY

[Signature]
CHRIS R. WISS, INDIVIDUALLY

[Signature]
HENRY FUCHNER PENSION PLAN

CHRIS R. WISS, M.D., P.A.
HENRY FUCHNER PENSION PLAN
By: *[Signature]*
Its Trustee





NOTE: This is not a legal document.

Page 1-3

043935

RECEIVED
FEB 10 3 00 PM '98

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
COMMUNICATIONS SECTION

EXHIBIT "A"



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

July 17, 2013

Rosedown Properties Inc
P O Box 10038
Pensacola FL 32524

To Whom It May Concern:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you on July 12, 2013. A refund of unused fees/interest is enclosed. If you have any questions, please feel free to give me a call.

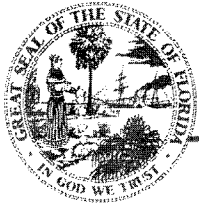
CERT NO	REFUND		
08343/2011	\$422.88		
		TOTAL	\$422.88

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

My linda Johnson
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

July 17, 2013

Shen Zhihua
961 Colonial Lane
Palo Alto CA 94303

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the properties represented by the numbered certificates listed below. These properties were redeemed by property owners; therefore your application fees are now refundable.

CERT NO	APP FEES	INTEREST	TOTAL
08343/2011	\$401.00	\$18.05	\$419.05

TOTAL \$419.05

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

My linda Johnson
Tax Deed Division

Search Property
 Property Sheet
 Lien Holder's
 Redeem
 Forms
 Courtview
 Benchmark

Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 110215100 Certificate Number: 008343 of 2011

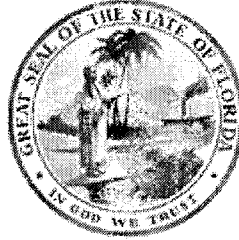
Redemption	<input checked="" type="checkbox"/>	Application Date	<input type="text" value="04/14/2013"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="09/03/2013"/>	Redemption Date	<input type="text" value="07/12/2013"/>
Months	5				3
Tax Collector	<input type="text" value="\$1,921.24"/>				<input type="text" value="\$1,921.24"/>
Tax Collector Interest	\$144.09				\$86.46
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,071.58				\$2,013.95
Clerk Fee	<input type="text" value="\$60.00"/>				<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>				<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>				<input type="text" value="\$221.00"/>
App. Fee Interest	\$30.08				\$18.05
Total Clerk	\$431.08				\$419.05
Postage	<input type="text" value="\$12.22"/>				<input type="text" value="\$12.22"/>
Researcher Copies	<input type="text" value="\$5.00"/>				<input type="text" value="\$5.00"/>
Total Redemption Amount	\$2,519.88				\$2,450.22
		Repayment Overpayment Refund Amount			\$69.66

+ 120.00
 + 221.00
 + 12.22
 = 472.98

ACTUAL SHERIFF \$40.00 COM FEE \$18.50
 0505/20/13 corine with gulf coast specialties called for a quote...ebh

Notes

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
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 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
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BRANCH OFFICES
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 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

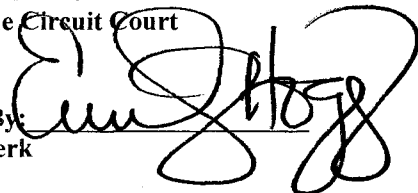
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale

Account: 110215100 Certificate Number: 008343 of 2011

Payor: Rosedown Properties Inc PO Box 10038 Pensacola, FL 32524 Date 07/12/2013

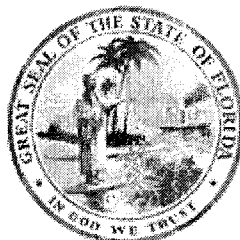
Clerk's Check #	501330089	Clerk's Total	\$431.08
Tax Collector Check #	1	Tax Collector's Total	\$2,071.58
		Postage	\$12.22
		Researcher Copies	\$5.00
		Total Received	\$2,519.88

PAM CHILDERS
 Clerk of the Circuit Court

Received By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2011 TD 008343
Redeemed Date 07/12/2013

Name Rosedown Properties Inc PO Box 10038 Pensacola, FL 32524

- Clerk's Total = TAXDEED \$431.08
- Due Tax Collector = TAXDEED \$2,071.58
- Postage = TD2 \$12.22
- ResearcherCopies = TD6 \$5.00

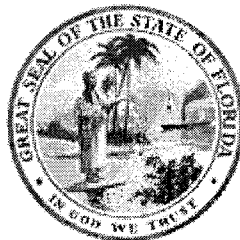
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2011	TAXDEED	TAX DEED CERTIFICATES Receipt: 1499462 Date: 04/25/2013	341.00	0.00	
06/01/2011	TD1	TAX DEED APPLICATION Receipt: 1499462 Date: 04/25/2013	60.00	0.00	
04/25/2013	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
04/29/2013	TD82	O & E REPORT	0.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
TOTAL		\$401.00	\$401.00	\$0.00	\$0.00

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COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2011 TD 008343
Redeemed Date 07/12/2013

Name Rosedown Properties Inc PO Box 10038 Pensacola, FL 32524

- Clerk's Total = TAXDEED \$431.08
- Due Tax Collector = TAXDEED \$2,071.58
- Postage = TD2 \$12.22
- ResearcherCopies = TD6 \$5.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2011	TAXDEED	TAX DEED CERTIFICATES Receipt: 1499462 Date: 04/25/2013	341.00	0.00	
06/01/2011	TD1	TAX DEED APPLICATION Receipt: 1499462 Date: 04/25/2013	60.00	0.00	
04/25/2013	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
04/29/2013	TD82	O & E REPORT	0.00	0.00	

FINANCIAL SUMMARY

Rcd	Docket Application	Owed	Paid	Dismissed	Due
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2	Holding	\$341.00	\$341.00	\$0.00	\$0.00
TOTAL		\$401.00	\$401.00	\$0.00	\$0.00



Chris Jones

Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | **Amendment 1 Calculations**

[Back](#)

[← Navigate Mode](#)
 [Account ↻](#)
Reference
 [➔](#)

Printer Friendly Version

General Information	
Reference:	191N300985000010
Account:	110215100
Owners:	ROSEDOWN PROPERTIES INC
Mail:	PO BOX 10038 PENSACOLA, FL 32524
Situs:	1800 CHEMSTRAND RD BLK 32533
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

2012 Certified Roll Assessment	
Improvements:	\$0
Land:	\$27,645
Total:	\$27,645
<u>Save Our Homes:</u>	\$0
Disclaimer	
Amendment 1 Calculations	

Sales Data			
Sale Date	Book Page	Value Type	Official Records (New Window)
None			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller			

2012 Certified Roll Exemptions
None
Legal Description
PARCEL A ROSEDOWN S/D PB 14 P 76 OR 2944 P 167
Extra Features
None

Parcel Information

[Launch Interactive Map](#)

Section Map Id:
19-1N-30-1

Approx. Acreage:
0.8200

Zoned:
V-1

Evacuation & Flood Information
[Open Report](#)

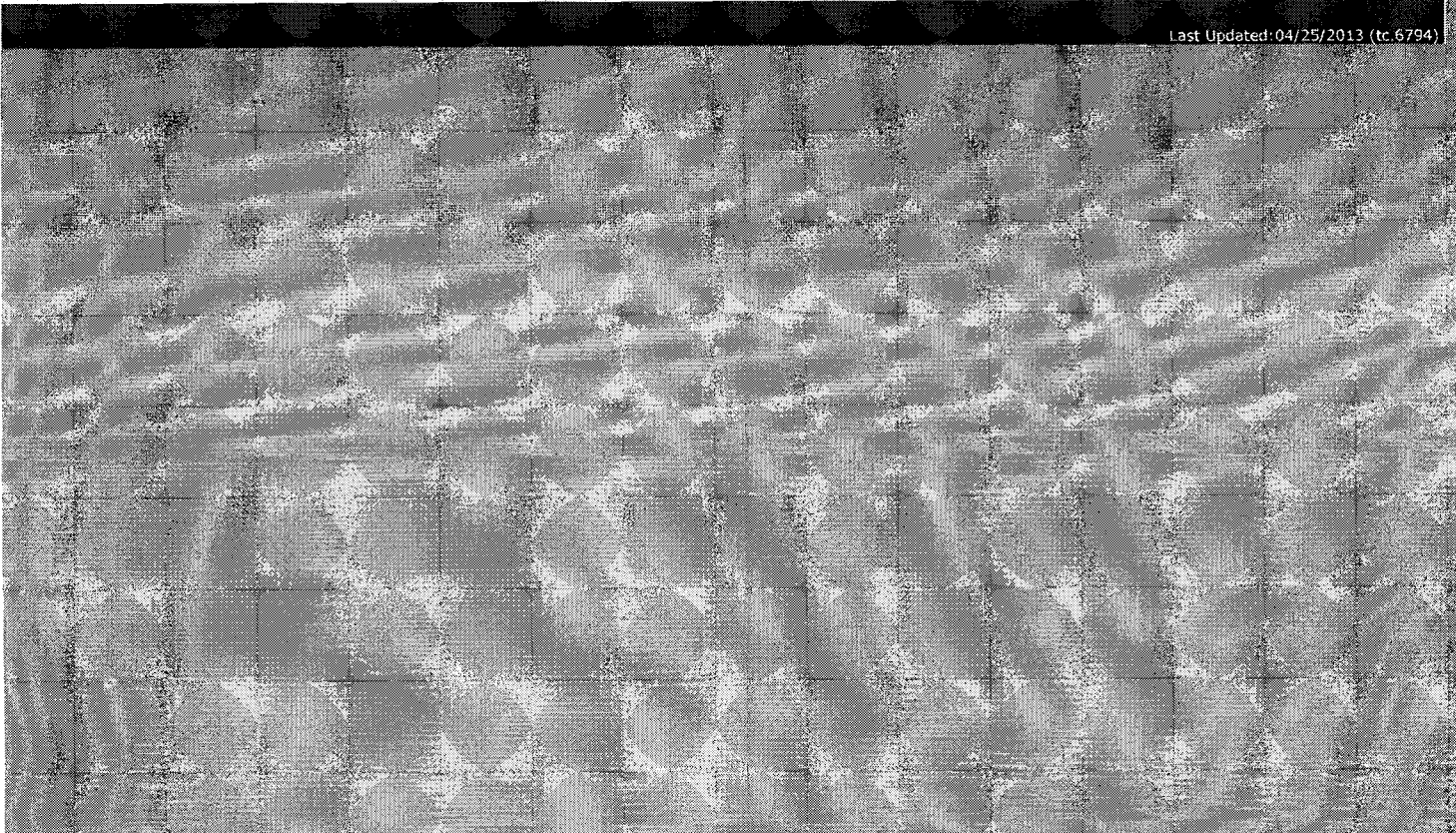


Buildings

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



Pam Childers,
Clerk of the Circuit Court of Escambia County Florida

Receipt Type	Case	Outstanding Amount	0.00
Receipt Number	1499462	Receipt Date	04/25/2013

Case Number	2011 TD 008343
Description	ZHIHUA, SHEN VS

Action TAX DEED APPLICATION
Judge
Received From SHEN ZHIHUA
On Behalf Of ZHIHUA, SHEN

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference	Description
Check	401.00	1180803364	

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 04/25/2013 13:58:46

Comments