Application Number: 130551

# 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** 

8416.0000

11-0822-000

06/01/2011

22-1N3-011 LT 28 BLK 10 WILLOWBROOK PB 4 P 41/41A OR 413/1258 P 656/936 LESS OR 5146 P 1830 KIRK

2012 TAX ROLL

DUKÉ ROBERT P 406 GLORY ST PENSACOLA , Florida 32534

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)

07/28/2013

FORM 513 (r.12/00)

### TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 28, 2013 / 130551

This is to certify that the holder listed below of Tax Sale Certificate Number **2011** / **8416.0000** , 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:** 11-0822-000

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

Property Owner: DUKE ROBERT P 406 GLORY ST PENSACOLA, FLORIDA 32534

Legal Description: 22-1N3-011

LT 28 BLK 10 WILLOWBROOK PB 4 P 41/41A OR 413/1258 P 656/936 LESS OR 5146 P 1830 KIRK

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	8416.0000	06/01/11	\$351.35	\$0.00	\$112.29	\$463.64

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	7194.0000	06/01/13	\$282.89	\$6.25	\$14.14	\$303.28
2012	7771.0000	06/01/12	\$283.94	\$6.25	\$31.47	\$321.66

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by	
Applicant or Included (County)	\$1,088.58
2. Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	\$150.00
5. Tax Deed Application Fee	\$75.00
6. Total Certified by Tax Collector to Clerk of Court	\$1,313.58
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	\$1,313.58
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	\$6.25
17. Total Amount to Redeem	

\*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

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.

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

And the sellers do hereby covenant to and with the buyers, their heirs and assigns, that in all thing preliminary to and in and about the sale and this conveyance the Orders of the above named court and the laws of the State of Florida have been followed and complied with in all respects.

IN WITNESS WHEREA

Water	r, the sellers,	as personal	representat	
of the Estate of Elizabe	th H. Nowlin, de	coased, and	As Detected	
representatives of the E	state of A. E. N	low1 fm . deces		
set their hands and seals	On the day and			
Cional martin	and may ento	Ager Tires	apone axies	
Signed, sealed and deliver in the presence, of:	ared Transfer		The state of the s	
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As to Charles Langdale No.	Wlin			
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STATE OF FLORIDA	•	e and		
COUNTY OF ESCAMBIA				
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The foregoing instr	nument was ackno	viedged befor	re se this	
day of Austin	14 1 1978, by	Prances to		
personal representative of	the Estate of			
deceased, and as nevernal			HCA178	
deceased, and as personal	rahtementerTAS	of the Estate	DE A. E.	1.00
Nowlin, deceased.			<u>, 1</u>	
	June 30	Jan Jan		
	NOTARY PUBLIC			6
	My commission a	mpires:	14	
STATE OF FLORIDA			1210	2
				1 1 1 i
COUNTY OF THE				

The foregoing instrument was acknowledged before me this 1978, by Charles Langdale

PERSONAL REPRESENTATIVES! DEED

THIS INSTRUMENT PREPARED
BY FLETCHER FLEMING
OF S., F., D. & M.
SEYFRITH FLOOR SEYFLLE TOWER
PENSACOLA, FL.

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The sellers, pursuant to the Order of the Circuit Court of Escambia County, Florida, dated the day of September, 1978, in proceedings respecting the Estate of Elizabeth H. Nowlin, deceased, Probate No. 3866-CA-03 and pursuant to the Order of said Court, dated the day of Sept., 1978, in proceedings respecting the Estate of A. E. Nowlin, deceased, Probate No. 74-645-CA-03, and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, grant, bargain, sell, alien, remise, release, convey and confirm to the buyers, their heirs and assigns forever, the real property in Escambia County, Florida, described as:

Lots 23, 24, 25, 26, 27, 28, 29, 30 and 31, Block 10, Willowbrook Subdivision, a subdivision of a portion of Section 22, Township 1 North, Range 30 West, Escambis County, Florids, according to the plat of said subdivision recorded in Plat Book 4 at pages 41 and 41-A of the public records of said county.

This conveyance is made pursuant to that certain contract between Archy E. Nowlin and Elizabeth H. Nowlin, husband and wife, and ROBERT P. DUKE and DOROTHY A. DUKE, husband and wife, dated November 1, 1968, and recorded November 5, 1968, in the public records of Escambia County, Plorids, in Official Record Book (1) at page 656, and the grantors by the execution bereaf acknowledge the full payment and satisfaction of all of the obligations of Robert P. and Dorothy A. Duke, under the said contract.

TO RAVE AND TO HOLD, unto the maid buyers, their heirs, successors and essigns, forever, together with all and singular



# SOUTHERN GUARANTY TITLE COMPANY

# 4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503 TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley Escambia County Tax Collector
P.O. Box 1312 Pensacola, FL 32596
CERTIFICATION: TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 04-07-2014
TAX ACCOUNT NO.: 11-0822-000
CERTIFICATE NO.: 2011-8416
CERTIFICATE NO.: the following
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 agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is described property. The above referenced tax deed sale.
YES NO 32521
X Notify City of Pensacola, P.O. Box 12910, 32521
X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for tax year.
Robert P. Duke 406 Glory St. Pensacola, FL 32534

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.

# OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 10776 September 18, 2013

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

1. Taxes for the year 2010-2012 delinquent. The assessed value is \$15,200.00. Tax ID 11-0822-000.

### 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.: 10776 September 18, 2013

Lot 28, Block 10, Willowbrook, as per plat thereof, recorded in Plat Book 4, Page 41 & 41A, of the Public Records of Escambia County, Florida, Less and Except O.R. Book 5146, page 1830.

# **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.: 10776

September 18, 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 09-18-1993, through 09-18-2013, and said search reveals the following:

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

Robert P. Duke

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

September 18, 2013

2

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

### **CERTIFICATE # 08416 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:

ROBERT P DUKE 406 GLORY ST PENSACOLA, FL 32534

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

COMPTAG

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That US BANK AS C/F FL DUNDEE LIEN holder of Tax Certificate No. 08416, 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 28 BLK 10 WILLOWBROOK PB 4 P 41/41A OR 413/1258 P 656/936 LESS OR 5146 P 1830 KIRK

**SECTION 22, TOWNSHIP 1 N, RANGE 30 W** 

TAX ACCOUNT NUMBER 110822000 (14-251)

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

#### **ROBERT P DUKE**

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.

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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**Post Property:** 

11500 LOU ST BLK 32534

GOMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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#### Personal Services:

ROBERT P DUKE 406 GLORY ST PENSACOLA, FL 32534

COMPTO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

	U.S. Postal Service (1)  CERTIFIED MAIL RECEIPT  (Domestic Mail Only; No Insurance Coverage Provided)				
유무	For delivery information visit our website at www.usps.com.				
1	OFFICIA				
ED L	Postage \$ 0,49	VSPS VSPS			
김	Certified Fee 3, 50 P	J			
0000	Return Receipt Fee (Endorsement Required)				
	Restricted Delivery Fee				
1830	Total Postage & Fees \$ 6, 40	7			
	ROBERT P DUKE [14-251]				
7008	or PC DENSACOLA, FL 32534				
	PS Fo	tructions			

PS Form 3811, February 2004

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

# NON-ENFORCEABLE RETURN OF SERVICE

14-251

**Document Number: ECSO14CIV010743NON** 

Agency Number: 14-005643

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 08416 2011

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

**RE ROBERT P DUKE** 

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 3/6/2014 at 4:08 PM and served same on ROBERT P DUKE, in ESCAMBIA COUNTY, FLORIDA, at 5:07 PM on 3/11/2014 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: JOYCE DUKE, WIFE, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

D. BANKS, CPS

Service Fee: Receipt No:

\$40.00

BILL

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.

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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.

#### **Personal Services:**

**ROBERT P DUKE** 406 GLORY ST PENSACOLA, FL 32534

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

# NON-ENFORCEABLE RETURN OF SERVICE

14-251

**Document Number: ECSO14CIV010781NON** 

Agency Number: 14-005694

Court: TAX DEED County: ESCAMBIA

**Case Number: CERT NO 08416, 2011** 

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: ROBERT P DUKE

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/6/2014 at 4:11 PM and served same at 2:00 PM on 3/13/2014 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

Rv.

D. BANKS, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: JLBRYANT

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