

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Aug 19, 2013 / 130687**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 8699.0000** , 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: 11-2469-230**

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

**Property Owner:**  
KROCHTA MELINDA  
4468 HWY 95A  
MOLINO , FLORIDA 32577

**Legal Description:** 02-1N3-134  
BEG AT SE COR OF SW1/4 OF SEC W 300 FT FOR POB N 270 5/10 FT (& PARL TO SEC LI) W 100 FT S 270 5/10 FT E 100 FT TO POB OR 4750 P 820 OR 6595 P 1193

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	8699.0000	06/01/11	\$159.63	\$0.00	\$64.65	\$224.28

**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	7490.0000	06/01/13	\$156.94	\$6.25	\$7.85	\$171.04
2012	8087.0000	06/01/12	\$185.00	\$6.25	\$19.43	\$210.68

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

\$606.00
\$0.00
\$150.00
\$75.00
\$831.00
\$831.00
\$6.25

\*Done this 19th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: June 2, 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,

**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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
8699.0000	11-2469-230	06/01/2011	02-1N3-134 BEG AT SE COR OF SW1/4 OF SEC W 300 FT FOR POB N 270 5/10 FT (& PARL TO SEC LI) W 100 FT S 270 5/10 FT E 100 FT TO POB OR 4750 P 820 OR 6595 P 1193

**2012 TAX ROLL**

KROCHTA MELINDA  
4468 HWY 95A  
MOLINO , Florida 32577

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

08/19/2013  
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.: 10909

October 1, 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 10-01-1993, through 10-01-2013, and said search reveals the following:

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

Melinda Sue Krochta

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

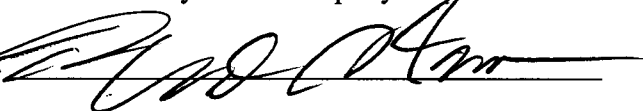
4. Taxes:

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 1, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10909

October 1, 2013

**021N313402000007 - Full Legal Description**

BEG AT SE COR OF SW1/4 OF SEC W 300 FT FOR POB N 270 5/10 FT (& PARL TO SEC LI) W 100 FT S 270 5/10  
FT E 100 FT TO POB OR 4750 P 820 OR 6595 P 1193

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10909

October 1, 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 \$7,775.00. Tax ID 11-2469-230.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 06-02-2014

TAX ACCOUNT NO.: 11-2469-230

CERTIFICATE NO.: 2011-8699

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.

Melinda Sue Krochta  
4468 Hwy 95A  
Molino, FL 32577

Certified and delivered to Escambia County Tax Collector,  
this 2nd 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.

This Instrument was prepared by:  
The Law Office of Alishia W. McDonald, Inc  
The Blount Building  
3 West Garden Street, Suite 351  
Pensacola, Florida 32502

(Space above this line reserved for recording office use only)

### QUIT-CLAIM DEED

#### 1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Peter J. Krochta  
830 Virecent Road  
Cantonment, Florida 32533

The word "I" or "me" as hereafter used means the Grantor.

#### 2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Melinda Krochta  
4468 Highway 95A  
Molino, Florida 32577

The word "you" as hereafter used means the Grantee.

#### 3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

#### 4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Virecent Road, Cantonment, Florida 32533

##### Legal Description

*Beginning at the Southeast Corner of the Southwest Quarter of Section, West 300 Feet for a Point of Beginning; North 270.5 Feet (and Parallel to Section Line), Thence 100 Feet West, Thence 270.5 Feet South (and Parallel to the Section Line), West 100 Feet South 270.5 Feet East 100 Feet to the Point of Beginning, All in Escambia County, Florida, PB 4750 P820 OR 4750 P820, according to Plat Book 4750 at page 820 of the Public Records of Escambia County, Florida*

The Property Appraiser's Account Number is 112469230; Reference Number 021N313402000007; Map: 02-1N-31-2





STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 08699 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 1, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MELINDA KROCHTA 4468 HWY 95A MOLINO, FL 32577
---

WITNESS my official seal this 1st day of May 2014.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
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 June 2, 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. 08699, issued the 2nd 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 SE COR OF SW1/4 OF SEC W 300 FT FOR POB N 270 5/10 FT (& PARL TO SEC LI) W 100 FT S 270 5/10 FT E 100 FT TO POB OR 4750 P 820 OR 6595 P 1193

SECTION 02, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 112469230 (14-411)

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

MELINDA KROCHTA

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 June, which is the 2nd day of June 2014.

Dated this 1st day of May 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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

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Emily Hogg  
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**Post Property:**

800 VIRECENT RD BLK 32533



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

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Emily Hogg  
Deputy Clerk

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**Personal Services:**

**MELINDA KROCHTA**  
4468 HWY 95A  
MOLINO, FL 32577

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
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:

MELINDA KROCHTA [14-411]  
 4468 HWY 95A  
 MOLINO, FL 32577

2. Article Number

(Transfer from service label)

7013 2630 0000 0141 7038

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Melinda Krochta*  Agent  Addressee

B. Received by (Printed Name)

Melinda Krochta

C. Date of Delivery

5-5-15

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

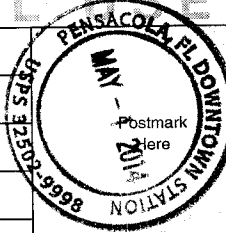
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OFFICIAL USE

7013 2630 0000 0141 7038

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To  
 Street, A  
 or PO Box  
 City, State

MELINDA KROCHTA [14-411]  
 4468 HWY 95A  
 MOLINO, FL 32577

PS Form

ctions

11/08699  
 REDEEMED