

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 28, 2013 / 130653

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 9949.0000**, 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: 12-0808-020**

Certificate Holder:

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

Property Owner:

VARDEN MICHAEL S
6451 JAHEZA ST
MOLINO, FLORIDA 32577

Legal Description: 40-2N3-110

BEG INTER OF S LI OF SEC AND WLY R/W LI OF JAHEZA ST (50 FT R/W) N 38 DEG 26 MIN 11 SEC W ALG WLY R/W LI 511 30/100 FT FOR POB CONT SAME COURSE 208 7 ...

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	9949.0000	06/01/11	\$164.79	\$0.00	\$62.48	\$227.27

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	8525.0000	06/01/13	\$170.74	\$6.25	\$8.54	\$185.53
2012	9412.0000	06/01/12	\$162.63	\$6.25	\$34.15	\$203.03

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

\$615.83
\$0.00
\$150.00
\$75.00
\$840.83
\$840.83
\$6.25

*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 5/5/14

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

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

7/28/2013

FULL LEGAL DESCRIPTION
Parcel ID Number: 12-0808-020

August 13, 2013
Tax Year: 2010
Certificate Number: 9949.0000

BEG INTER OF S LI OF SEC AND WLY R/W LI OF JAHEZA ST (50 FT R/W) N 38 DEG 26 MIN 11 SEC W ALG WLY
R/W LI 511 30/100 FT FOR POB CONT SAME COURSE 208 71/100 FT S 51 DEG 33 MIN 49 SEC W 208 71/100 FT S 38
DEG 26 MIN 11 SEC E 208 71/100 FT N 51 DEG 33 MIN 49 SEC E 208 71/100 FT TO POB OR 6172 P 1483

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
9949.0000	12-0808-020	06/01/2011	40-2N3-110 BEG INTER OF S LI OF SEC AND WLY R/W LI OF JAHEZA ST (50 FT R/W) N 38 DEG 26 MIN 11 SEC W ALG WLY R/W LI 511 30/100 FT FOR POB CONT SAME COURSE 208 71/100 FT S 51 DEG 33 MIN 49 SEC W 208 71/100 FT S 38 DEG 26 MIN 11 SEC E 208 71/100 FT N 51 DEG 33 MIN 49 SEC E 208 71/100 FT TO POB OR 6172 P 1483

2012 TAX ROLL

VARDEN MICHAEL S
6451 JAHEZA ST
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

07/28/2013
Date

This Instrument Prepared By:
Phillip A. Pugh
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL 32501
(850) 433-6581

Title to the property described
herein was neither examined
nor approved by the preparer hereof

DEED OF REALTY

THIS DEED OF REALTY, made this 25 day of ~~April~~ ^{June}, 2007, by Annie Kate Varden, an
unremarried widow, whose address is 3275 Adrian Road, Pensacola, Florida 32504, hereinafter called the
Grantors, to Michael S. Varden, a single man, whose address is 6154 Jaheza Street, Molino, Florida 32577,
hereinafter called the Grantee:

WITNESSETH:

That Grantors, for and in consideration of the sum of \$10.00, and other valuable considerations,
receipt whereof being hereby acknowledged hereby grant, bargain, sell, alien, remise, release, convey and
confirm unto the Grantee, all that certain land situate in Escambia County, Florida, to-wit:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF
SECTION 40, T-2-N, R-31-W, ESCAMBIA COUNTY, FLORIDA AND
THE WESTERLY RIGHT-OF-WAY LINE OF JASSA ROAD (50' R/W);
THENCE N. 38°26'11" W. ALONG SAID WESTERLY RIGHT-OF-WAY
FOR 511.30' TO AN IRON ROD AND CAP MARKED #3578 AND POINT
OF BEGINNING; THENCE CONTINUE N. 38°26'11" W. ALONG THE
SAME COURSE FOR 208.71' TO AN IRON ROD AND CAP MARKED
#3578; THENCE S. 51°33'49" W. FOR 208.71' TO AN IRON ROD AND
CAP MARKED #3578; THENCE S. 38°26'11" E. FOR 208.71' TO AN
IRON ROD AND CAP MARKED #3578; THENCE N. 51°33'49" E. FOR
208.71' TO THE P.O.B. CONTAINING 1.00 ACRE MORE OR LESS.

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

SUBJECT TO covenants, conditions, restrictions, easements and limitations of record.

TO HAVE AND TO HOLD in fee simple forever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year
first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Michael McEwen-Wright
Print Name: Michael McEwen-Wright

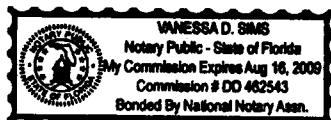
Signature: Karen M. Clay
Print Name: Karen M. Clay

Annie Kate Varden
Annie Kate Varden

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of ~~April~~ ^{June}, 2007, by Annie Kate
Varden, an unremarried widow, who is personally known to me or who has produced
FLORIDA DRIVER LICENSE as identification and who did not take an oath.

Vanessa D. Sims
NOTARY PUBLIC



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: 05-05-2014

TAX ACCOUNT NO.: 12-0808-020

CERTIFICATE NO.: 2011-9949

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.

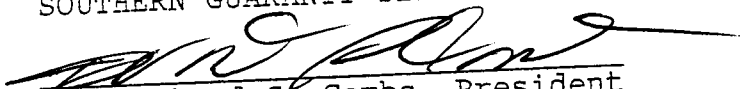
YES NO

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

Michael S. Varden
6451 Jaheza St.
Molino, FL 32577

Certified and delivered to Escambia County Tax Collector,
this 24th 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.: 10877

September 24, 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 \$8,075.00. Tax ID 12-0808-020.

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.: 10877

September 24, 2013

402N311000002009 - Full Legal Description

BEG INTER OF S LI OF SEC AND WLY R/W LI OF JAHEZA ST (50 FT R/W) N 38 DEG 26 MIN 11 SEC W ALG
WLY R/W LI 511 30/100 FT FOR POB CONT SAME COURSE 208 71/100 FT S 51 DEG 33 MIN 49 SEC W 208 71/100
FT S 38 DEG 26 MIN 11 SEC E 208 71/100 FT N 51 DEG 33 MIN 49 SEC E 208 71/100 FT TO POB OR 6172 P 1483

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.: 10877

September 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 09-23-1993, through 09-23-2013, and said search reveals the following:

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

Michael S. Varden

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 24, 2013

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 May 5, 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. 09949, 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 INTER OF S LI OF SEC AND WLY R/W LI OF JAHEZA ST (50 FT R/W) N 38 DEG 26 MIN 11 SEC W ALG WLY R/W LI 511 30/100 FT FOR POB CONT SAME COURSE 208 71/100 FT S 51 DEG 33 MIN 49 SEC W 208 71/100 FT S 38 DEG 26 MIN 11 SEC E 208 71/100 FT N 51 DEG 33 MIN 49 SEC E 208 71/100 FT TO POB OR 6172 P 1483

SECTION 40, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120808020 (14-374)

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

MICHAEL S VARDEN

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 May, which is the 5th day of May 2014.

Dated this 3rd day of April 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:

MICHAEL S VARDEN
6451 JAHEZA ST
MOLINO, FL 32577

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

64 JAHEZA ST 32577



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 # 09949 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 3, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MICHAEL S VARDEN
6451 JAHEZA ST
MOLINO, FL 32577

WITNESS my official seal this 3rd day of April 2014.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

7009 2250 0003 8663 9839

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	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Price	6.49



Sent To
Street, Apt
or PO Box
City, State

MICHAEL S VARDEN [14-374]
6451 JAHEZA ST
MOLINO, FL 32577

PS Form 3800, August 2009

11/9949

PAM CHILDERS

CLERK

ATTORNEY
OFFICIAL RECORDS DIVISION
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333

CERTIFIED MAIL™



7009 2250 0003 8663 9839

neopost
04/03/2014

POSTAGE

\$06.48



ZIP 32502
041111221084

CLASS
ES0

APR -6

NOTE

MICHAEL S VARDEN [14-374]
6451 JAHFZA ST
MOLIN NIXIE

322 DE 1009 0004/06/14

RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD

BC: 3259103333 *2087-02426-03-43

3259100333
3257737254 F

11/9949

Cant

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-374

Document Number: ECSO14CIV014970NON

Agency Number: 14-006538

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 09949 2011

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MICHAEL S VARDEN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/3/2014 at 9:46 AM and served same at 4:54 PM on 4/5/2014 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERK'S OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 295

SMITH, C DEPUTY

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

WARNING

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Post Property:

64 JAHEZA ST 32577



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

neopost
12/31/2015
US POSTAGE
\$00.485
FIRST-CLASS MAIL
ZIP 32502
041L11221084

Handwritten mark

Michael S. Varden
6451 Jaheza St
Molino FL 32577

~~322 DE 1~~ F

NIXIE 322 DE 1 0001/15/16
RETURN TO SENDER
NO MAIL TO FORWARD
BC: 32502583335 *2087-09108-31-38



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 31, 2015

Michael S. Varden
6451 Jaheza St
Molino FL 32577

Property: Excess Surplus funds from a Tax Deed Sale - TDA#: 2011 TD 09949

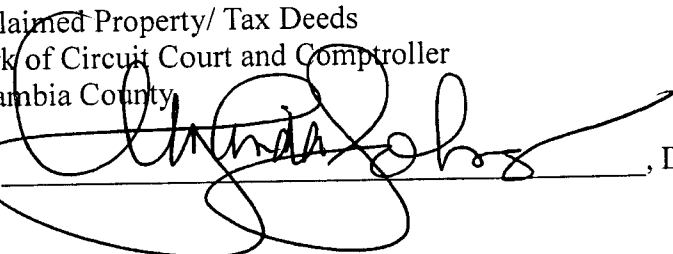
Surplus Amount: \$704.32

Dear Addressee,

Escambia County is holding the above Surplus Funds resulting from a Tax Deed Sale held on MAY 5, 2014 and identified as belonging to you either as the owner and/or lienholder to the real property which was sold at the tax deed sale. If we do not receive a response from you within the next 30 days, we will turn this property over to the Florida Department of State's Unclaimed Property Division pursuant to Chapter 717 of the Florida Statutes.

If you wish to claim these monies, ensure your correct address is provided, sign this form and return it along with the attached "Affidavit of Claim" to: Escambia County Clerk of Circuit Court and Comptroller, Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502. If you have any questions you may contact the Clerk's Tax Deed Division at (850) 595-3793.

Unclaimed Property/ Tax Deeds
Clerk of Circuit Court and Comptroller
Escambia County

By:  , Deputy Clerk

Owner/Lienholder Signature

Date Signed

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

IN THE MATTER OF UNCLAIMED FUNDS
IN THE REGISTRY OF THE COURT OF
ESCAMBIA COUNTY, FLORIDA

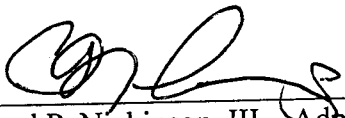
ORDER OF DIRECTION REGARDING UNCLAIMED FUNDS

Pam Childers, the Clerk of the Circuit Court for Escambia County, Florida, stipulates that certain Court Registry funds itemized in Attachment A, attached hereto, shall be remitted to the Florida Department of Financial Services, Bureau of Unclaimed Property, Reporting Section. The right to withdraw said funds has been adjudicated or is not in dispute, and the money remained so deposited in the Court Registry of Escambia County, Florida, for more than one year and unclaimed by the person entitled thereto. It is therefore,

ORDERED that the all cases as itemized in Attachment A involving Court Registry funds in the amount of \$ 90,484.17, be remitted in compliance with Section 717.113, Florida Statutes, and it is hereby,

ORDERED that a copy of this Order be filed in the action in which the money was originally deposited, and this Order shall be noted in the progress docket in the action of each case listed in Attachment A.

DONE AND ORDERED this 15th day of April, 2016, in Pensacola, Escambia County, Florida.



Edward P. Nickinson, III – Administrative Judge