**Application Number: 130358** 

# Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County** 

In accordance with Florida Statutes, I.

TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC

PO BOX 3167

TAMPA, Florida, 33601

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No. 10283.0000

**Parcel ID Number** 12-3212-100

Date

**Legal Description** 

06/01/2011 30-5N3-213

BEG AT SW COR OF SW 1/4 OF NE 1/4 S 89 DEG 49 MIN 11 SEC E 820 FT FOR POB CONT S 89 DEG 49 MIN 11 SEC E 100 FT N 0 DEG 10 MIN 49 SEC E 150 FT N 89 DEG 49 MIN 11 SEC W 100 FT S 0 DEG 10 MIN 49 SEC W 150 FT TO

POB OR 4882 P 314

**2012 TAX ROLL** 

TURNER CYNTHIA GUNN 5510 HWY 164 WALNUT HILL, Florida 32568

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.

tctampa (Jon Franz)

07/26/2013

Applicant's Signature

FORM 513 (r.12/00)

# TAX COLLECTOR'S CERTIFICATION

**APPLICATION DATE** 

7/26/2013

# FULL LEGAL DESCRIPTION Parcel ID Number: 12-3212-100

July 31, 2013 Tax Year: 2010

Certificate Number: 10283.0000

BEG AT SW COR OF SW 1/4 OF NE 1/4 S 89 DEG 49 MIN 11 SEC E 820 FT FOR POB CONT S 89 DEG 49 MIN 11 SEC E 100 FT N 0 DEG 10 MIN 49 SEC E 150 FT N 89 DEG 49 MIN 11 SEC W 100 FT S 0 DEG 10 MIN 49 SEC W 150 FT TO POB OR 4882 P 314

FORM 513 (r.12/00)

## TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jul 26, 2013 / 130358

This is to certify that the holder listed below of Tax Sale Certificate Number **2011** / **10283.0000**, 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:** 12-3212-100

**Certificate Holder:** 

TC TAMPA 1, LLC PNC C/O TC TAMPA 1, LLC

PO BOX 3167

TAMPA, FLORIDA 33601

**Property Owner:** 

TURNER CYNTHIA GUNN

5510 HWY 164

WALNUT HILL, FLORIDA 32568

T/C Fee

Interest

Legal Description: 30-5N3-213

Cert. Year | Certificate Number

40000 0000

BEG AT SW COR OF SW 1/4 OF NE 1/4 S 89 DEG 49 MIN 11 SEC E 820 FT FOR POB CONT S 89 DEG 49 MIN 11

SEC E 100 FT N 0 DEG 10 MIN 49 SEC E 150 FT N 89 DE ...

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:

Date of Sale

2011	10283.0000	06/01/11	\$263.63	\$0.00	\$78.54	\$342.17
CERTIFICA	TES REDEEMED BY APPLI	CANT OR INCLUDED (COL	JNTY) IN CONNECTI	ON WITH THIS	APPLICATION:	
Cert. Yea	r Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	8881.0000	06/01/13	\$195.45	\$6.25	\$9.77	\$211.47
0040	0700 0000					

Face Amt

2012 9766.0000 06/01/12 \$6.25 \$256.84 \$46.23 \$309.32 2010 10687 06/01/10 \$284.53 \$6.25 \$76.59 \$367.37 2009 9965 06/01/09 \$328.36 \$6.25 \$221.64 \$556.25

 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.....( %
- 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

\$1,786.58
\$0.00
\$150.00
\$75.00
\$2,011.58
, , , , , , , , , , , , , , , , , , , ,
<u> </u>
\$2,011.58
\$15,129.00
\$6.25
<u> </u>

Total

\*Done this 26th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale: January 4,2014

By

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

OR BK 4882 P80317 Escambia County, Florida INSTRUMENT 2002-950961 RCD Apr 08, 2002 11:03 am Escambia County, Florida

ERNIE LEE MABAHA Clerk of the Circuit Court INSTRUMENT 2002-950961

Schedule A

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA (SAID POINT BEING REPRESENTED BY AN IRON PIPE) THENCE SOUTH 89 DEGREES 49'11" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 FOR 820.00 FEST TO AN IRON ROD AND CAP MARKED #3578 AND THE POB; THENCE CONTINUE SOUTH 89 DEGREES, 49'11" EAST ALONG THE SAME COURSE FOR 100 FEST TO AN IRON ROD AND CAP MARKED #3578; THENCE (AT RIGHT ANGLES) NORTH 00 DEGREES 10'49" EAST FOR 150.00 FEST TO AN IRON ROD AND CAP MARKED #3578; THENCE (AT RIGHT ANGLES) NORTH 89 DEGREES 49'11" WEST FOR 100 FEST TO AN IRON ROD AND CAP MARKED #3578; THENCE (AT RIGHT ANGLES) SOUTH 00 DEGREES 10'49" WEST FOR 150 FEST TO POB.

File No: 0202029

State of TEXAS

**County of DALLAS** 

WITNESS my hand and official stamp the date aforesaid.

Notary Public

GWEN Y. JONES MY COMMISSION EXPIRES September 29, 2002

Allaman Hannah Thank

TO HAVE AND TO HOLD the same unto GRANTEE, her heirs, successors and assigns, to their proper use, benefits and behoof forever.

AND the said GRANTOR, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, does hereby SPECIALLY WARRANT the title to said land for all matters which may have arisen during the period of time wherein the GRANTOR was the fee owner of the property, and will defend the same against those lawfully claiming or to claim the same by, through, under or against GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed in its name by its representative thereunto authorized on the date first above written.

CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY

SERVICES, INC.

(AFFIX SEAL)

John Berczuk,

Assistant Vice President

Coppell, Texas 75019-383

Signed, sealed and delivered in the presence of:

L.S.

(Print or Type Name, µrider signature)

L.S.

(Print or Type Name, under signature) ROSER MOTT

9310 N. ARMENIA AVENUE TAMPA, FL 33612

Account No. 3046277

ROUSe-0202029

Escambia County, INSTRUMENT 200

OR BK 4882 PG0314

DEED BOX STRONG PO 0 ESC CO 04/01/02 EMITE LEE MEINA

After Recording, Mail to: CYNTHIA DUNN TURNER 5510 HIGHWAY 164 **WALNUT HILL, FLORIDA 32568** 

This Document Prepared by: Eldon L. Youngblood, Attorney Akin, Gump, Strauss, Hauer & Feld, L.L.P. 1700 Pacific Avenue. Suite 4100 Dallas, Texas 75201

Space above this line for processing data

## SPECIAL WARRANTY DEED

State of FLORIDA

County of ESCAMBIA

THIS INDENTURE, made this day of March, 2002, by and between CITIFINANCIAL MORTGAGE COMPANY, INC. F/K/A ASSOCIATES HOME EQUITY SERVICES, INC., a corporation organized and incorporated under the laws of the State of New York, whose address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, Texas 75019-3831, hereinafter called GRANTOR, and CYNTHIA GUNN TURNER, hereinafter, whether one or more, called GRANTEE, whose mailing address is 5510 HIGHWAY 164, WALNUT HILL, FLORIDA 32568 (the words "GRANTOR" and "GRANTEE" to include the respective heirs, successors and assigns of each where the context requires or permits),

### **WITNESSETH THAT:**

GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged. has granted, bargained, and sold, and by these presents does grant, bargain, sell and confirm unto the said GRANTEE, her heirs and assigns forever, all that certain piece, parcel, lot, or tract of land situate, lying and being in the County of ESCAMBIA, FLORIDA, and more particularly described on EXHIBIT A attached hereto and incorporated herein by this reference.

TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the said GRANTOR.

# 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

Escambia County Tax Colleges P.O. Box 1312 Pensacola, FL 32596
CERTIFICATION: TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 1-6-2014
TAX ACCOUNT NO.: 12-3212-100
CERTIFICATE NO.: 2011-10283
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 property. The above referenced tax sale certificate is described property. The above referenced 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 2012 tax year.
Cynthia Gunn Turner 5510 Hwy. 164 Walnut Hill, FL 32568

Certified and delivered to Escambia County Tax Collector, this 8th day of August , 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.: 10567 August 7, 2013

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

1. Taxes for the year 2008-2012 delinquent. The assessed value is \$30,258.00. Tax ID 12-3212-100.

# 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.

# OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 10567 August 7, 2013

# 305N321304000001 - Full Legal Description

BEG AT SW COR OF SW 1/4 OF NE 1/4 S 89 DEG 49 MIN 11 SEC E 820 FT FOR POB CONT S 89 DEG 49 MIN 11 SEC E 100 FT N 0 DEG 10 MIN 49 SEC E 150 FT N 89 DEG 49 MIN 11 SEC W 100 FT S 0 DEG 10 MIN 49 SEC W 150 FT TO POB OR 4882 P 314

# **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.: 10567 August 7, 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 08-07-1993, through 08-07-2013, and said search reveals the following:

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

Cynthia Gunn Turner

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

August 7, 2013

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 January 6, 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 TC TAMPA 1 LLC PNC C/O TC TAMPA 1 LLC holder of Tax Certificate No. 10283, 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 SW COR OF SW 1/4 OF NE 1/4 S 89 DEG 49 MIN 11 SEC E 820 FT FOR POB CONT S 89 DEG 49 MIN 11 SEC E 100 FT N 0 DEG 10 MIN 49 SEC E 150 FT N 89 DEG 49 MIN 11 SEC W 100 FT S 0 DEG 10 MIN 49 SEC W 150 FT TO POB OR 4882 P 314

**SECTION 30, TOWNSHIP 5 N, RANGE 32 W** 

TAX ACCOUNT NUMBER 123212100 (14-040)

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

#### **CYNTHIA GUNN TURNER**

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 January, which is the 6th day of January 2014.

Dated this 5th day of December 2013.

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:** 

CYNTHIA GUNN TURNER 5540 HWY 164 WALNUT HILL FL 32568

COUNTY TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Post Property:

5510 HWY 164 32568

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

## STATE OF FLORIDA COUNTY OF ESCAMBIA

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

# **CERTIFICATE # 10283 of 2011**

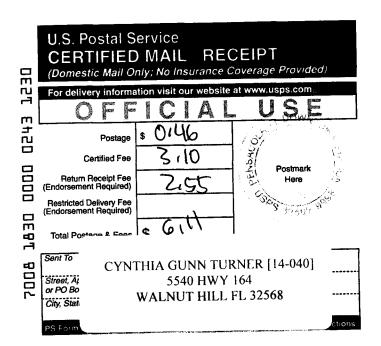
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 5, 2013, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CYNTHIA GUNN TURNER 5540 HWY 164 WALNUT HILL FL 32568

WITNESS my official seal this 5th day of December 2013.

COMPTROLL

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA



11/10283

CLERK OF PAM CHILDERS

221 Palafox Place
P.O. Box 333
Pensacola, FL 3259 60333

5510HWY 164

12/05/2013 US POSTAGE neopost

FIRST.CLASS MAIL

\$06.11

ZIP 32502 041L11221084

Dec 11 aus

CYNTHIA GUNN TURNER [14-040]

5546 HWY 164 WALNUT HILL FL 525 NIXIE

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32591933333 \*2638-91129-94-93 U

11/10283

I PAM CHILDERS CLERK OF

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ייייר אבטטאנט DIVISION 221 Palafox Place P.O. Box 333 Pensacota, FL 32591-0333



12/20/2013 **US POSTAGE** neopost

 $$06.11^{9}$ FIRST-CLASS MAIL

ZIP 32502 041L11221084

OCC 272013

CYNTHIA GUN TURNER [14-040]

WALNUT HILL FL 32568 5510 HWY 164

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NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

8C: 32591033333 \*2087-01172-21-61

32591 @0333

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#### **Post Property:**

5510 HWY 164 32568



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Century

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

# NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO13CIV057411NON** 

**Agency Number: 14-002583** 

Court: TAX DEED
County: ESCAMBIA

**Case Number: CERT NO 10283, 2011** 

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

**RE: CYNTHIA GUNN TURNER** 

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/4/2013 at 2:37 PM and served same at 3:50 PM on 12/7/2013 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY FROM INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

KICHLER, G DEPUTY

Service Fee:

\$40.00

12

Receipt No:

BILL