



## 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>
10692.0000	13-3093-000	06/01/2011	00-0S0-090 N 5 FT OF LT 6 AND ALL LT 7 BLK 39 EAST KING TRACT OR 6240 P 1480 CA 66

### 2012 TAX ROLL

ABOVE GRADE CONST INC  
2668 TINOSA CIR  
PENSACOLA , Florida 32526

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

# 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.: 10599

August 15, 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 08-15-1993, through 08-15-2013, and said search reveals the following:

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

Above Grade Const. 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: 

August 15, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10599

August 15, 2013

**The North 5 feet of Lot 6 and all of Lot 7, Block 39, East King Tract, East of Tarragona Street, according to the map of said City of Pensacola, copyrighted by Thomas C. Watson in 1906.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10599

August 15, 2013

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

1. Improvement Lien filed by City of Pensacola recorded in O.R. Book 6786, page 579; O.R. Book 6959, page 1650; O.R. Book 6756, page 1069.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$8,312.00. Tax ID 13-3093-000.

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.

# 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: 02-03-2014

TAX ACCOUNT NO.: 13-3093-000

CERTIFICATE NO.: 2011-10692

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.

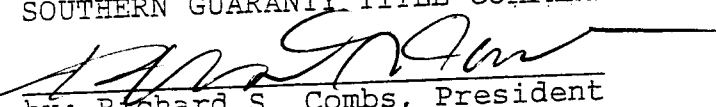
YES NO

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

Above Grade Const., Inc.  
2668 Tinoso Circle  
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,  
this 20th 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.

This Instrument Prepared By:  
Pamela J. Henry  
Gulf Coast Title Partners, LLC  
1403 E. Belmont Street  
Pensacola, Florida 32501  
(850) 202-6938  
P-07-536

Parcel ID: 00-0S-00-9020-006-039

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **Raymond H. Beaty and Ellen Beaty, husband and wife**, (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Above Grade Const. Inc., a Florida corporation**, (herein "Grantee"), whose address is 2668 Tinoso Circle, Pensacola, Florida 32526 and Grantee's heirs, successors and/or assigns, forever, the following described real property located in Escambia County, Florida:

The North 5 feet of Lot 6 and all of Lot 7, Block 39, East King Tract,  
East of Tarragona Street, according to the map of said City of Pensacola,  
Copyrighted by Thomas C. Watson in 1906.

The subject property is not the homestead of Grantor, nor does it adjoin the homestead of Grantor. No member of Grantor's family resides thereon.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2007, and subsequent years.

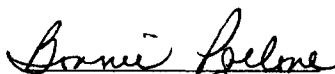
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hands and seals this 16th day of October, 2007.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Raymond H. Beaty - Seller

  
\_\_\_\_\_  
Ellen Beaty - Seller


  
Name: Bonnie Pallone

  
Name: M. S. Becker  
44 East Casa Loma Drive  
Mary Esther, Florida 32569

STATE OF FLORIDA  
COUNTY OF ~~ESCAMBIA~~ OKALOOSA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October, 2007, by Raymond H. Beaty and Ellen Beaty, who did not take an oath and who:

is/are personally known to me.  
 produced current FL driver's license as identification.  
 produced \_\_\_\_\_ as identification.

(Notary Seal)  **Bonnie S. Pallone**  
Commission # **DD559973**  
Expires **June 27, 2010**  
Notary Public  
My Commission Expires: 6/27/2010

This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19,  
4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following  
described real property located in Pensacola, Escambia County, Florida, to-wit:

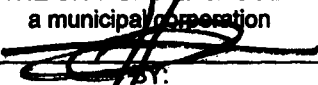
ABOVE GRADE CONST INC.  
1300 Block Dr. Martin Luther King Jr. Drive

N 5' of Lot 6 & all Lot 7, Block 39, EKT

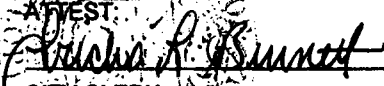
in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 31st day of October, 2011. Said lien shall be equal  
in dignity to all other special assessments for benefits against property within the City.

DATED this 31st day of October, 2011.

THE CITY OF PENSACOLA  
a municipal corporation



WILLIAM H. REYNOLDS  
CITY ADMINISTRATOR

ATTEST:  
  
CITY CLERK  
(SEAL)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

<sup>or</sup>  
October THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of  
October, 2011, by William H. Reynolds, City Administrator of the City of Pensacola, a  
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and  
did/did not take an oath.

BETTY A. ALLEN  
Commission # EE 136747  
Expires October 20, 2016  
Bonded Notary Public License #02-288-7498

  
NOTARY PUBLIC





This instrument  
was prepared by  
Richard Barker, Jr.  
Director of Finance  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

ABOVE GRADE CONSTRUCTION INC.  
1300 Block Dr. Martin Luther King Jr. Drive

N 5' of Lot 6 & all Lot 7, Block 39,  
EKT

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 17th day of August, 2011. Said lien shall be equal  
in dignity to all other special assessments for benefits against property within the City.

DATED this 17th day of August, 2011.

THE CITY OF PENSACOLA  
a municipal corporation

BY: 

ASHTON J. HAYWARD, III  
MAYOR



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 19<sup>th</sup> day of  
AUGUST, 2011, by Ashton J. Hayward, III, Mayor of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did  
not take an oath.

  
NOTARY PUBLIC



11/10692

ESCAMBIA COUNTY TAX COLLECTOR  
TDA UPDATE

Tax I.D. No. 13-3093-000

Name: Above Grade Construction, Inc.

Update from: 8-1-2013 through 12-10-2013

FILINGS:

Instrument: Improvement Lien  
Recording Date: 10-8-13  
Book/Page: 7085/1506  
Address: City of Pensacola  
P.O. Box 12910, Pensacola, FL 32521

Instrument: \_\_\_\_\_  
Recording Date: \_\_\_\_\_  
Book/Page: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Instrument: \_\_\_\_\_  
Recording Date: \_\_\_\_\_  
Book/Page: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Instrument: \_\_\_\_\_  
Recording Date: \_\_\_\_\_  
Book/Page: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

SOUTHERN GUARANTY TITLE COMPANY

  
By: Richard Combs

Date: 12-10-2013

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

**LIEN FOR IMPROVEMENTS**

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19,  
4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following  
described real property located in Pensacola, Escambia County, Florida, to-wit

ABOVE GRADE CONST INC  
1300 Blk Dr Martin Luther King Jr

N 5 ft of Lt 6 and all Lt 7 Blk 39 East King  
Tract

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 22nd day of July, 2013. Said lien shall be equal  
in dignity to all other special assessments for benefits against property within the City.

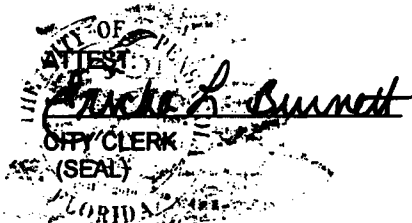
DATED this 27th day of September, 2013.

THE CITY OF PENSACOLA  
a municipal corporation

Colleen M. Castille

BY:

COLLEEN M. CASTILLE  
CITY ADMINISTRATOR



STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 3rd day of  
October, 2013, by Colleen M. Castille, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and did/did  
not take an oath.



Betty A. Allen  
NOTARY PUBLIC

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 10692 of 2011**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 2, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ABOVE GRADE CONST INC 2668 TINOSA CIR PENSACOLA, FL 32526	CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521
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WITNESS my official seal this 2nd day of January 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 February 3, 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. 10692, 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:

**N 5 FT OF LT 6 AND ALL LT 7 BLK 39 EAST KING TRACT OR 6240 P 1480 CA 66**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 133093000 (14-092)**

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

**ABOVE GRADE CONST INC**

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 February, which is the 3rd day of February 2014.

Dated this 2nd day of January 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

By:  
Emily Hogg  
Deputy Clerk

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Dated this 2nd day of January 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.

### Post Property:

**1300 DR MARTIN LUTHER KING JR BLK  
32503**

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**ABOVE GRADE CONST INC**  
2668 TINOSA CIR  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO14CIV000235NON

**Agency Number:** 14-003410

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 10692, 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ABOVE GRADE CONST INC

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

CORPORATE

Received this Writ on 1/2/2014 at 10:10 AM and served same on ABOVE GRADE CONST INC , in ESCAMBIA COUNTY, FLORIDA, at 12:05 PM on 1/3/2014 by delivering 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, to JIM MURPHY, as OFFICER, of the within named corporation, in the absence of any higher ranking corporate officer pursuant to Chapter 48.081 (1), of the Florida Statutes.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: R Preston 927  
R. PRESTON, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: JLBRYANT

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Dated this 2nd day of January 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:**

**ABOVE GRADE CONST INC**  
2668 TINOSA CIR  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



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**Post Property:**

**1300 DR MARTIN LUTHER KING JR BLK 32503**

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk



ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
2014 JAN -2 A 10:23



**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:

CITY OF PENSACOLA [14-092]  
TREASURY DIVISION  
P O BOX 12910  
PENSACOLA FL 32521

2. Article Number

(Transfer from service label)

7008 1830 0000 0243 3746

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

x *Dustin L Griffin*

Agent

Addressee

B. Received by (Printed Name)

*Dustin L Griffin*

C. Date of Delivery

*03 2014*

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

*11-10692*

7008 1830 0000 0243 3746

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11

Postmark  
Here

Sent 1

Street or PO: ABOVE GRADE CONST INC [14-092]  
2668 TINOSA CIR

City, State: PENSACOLA, FL 32526

PS Form 3849, October 2003

7008 1830 0000 0243 3746

U.S. Postal Service™  
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**OFFICIAL USE**

Postage	\$ 0.46
Certified Fee	3.10
Return Receipt Fee (Endorsement Required)	2.55
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11

Postmark  
Here

Sent 1

Street or PO: CITY OF PENSACOLA [14-092]  
TREASURY DIVISION  
P O BOX 12910

City, State: PENSACOLA FL 32521

PS Form 3849, October 2003