

## Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**RMC GULF LIFT, LLC RMC GULF LIFT, LLC GULF  
SHORES  
8902 NORTH DALE MABRY HWY  
SUITE 200  
TAMPA, Florida, 33614**

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>
11439.0000	15-1445-000	06/01/2011	00-0S0-090 W1/2 OF LTS 7 TO 10 BLK 163 WEST KING TRACT OR 4985 P 487 CA 126

### **2013 TAX ROLL**

FISHER WILLIAM  
305 BRYANT RD  
PENSACOLA , Florida 32507-3157

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.

GULFLIFT (Matt Sheehan)

Applicant's Signature

11/07/2013

Date

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Nov 7, 2013 / 130922**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 11439.0000**, 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: 15-1445-000**

**Certificate Holder:**  
RMC GULF LIFT, LLC RMC GULF LIFT, LLC GULF SHORES  
8902 NORTH DALE MABRY HWY  
SUITE 200  
TAMPA, FLORIDA 33614

**Property Owner:**  
FISHER WILLIAM  
305 BRYANT RD  
PENSACOLA, FLORIDA 32507-3157

**Legal Description:** 00-0S0-090  
W1/2 OF LTS 7 TO 10 BLK 163 WEST KING TRACT OR 4985 P 487 CA 126

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	11439.0000	06/01/11	\$617.97	\$0.00	\$96.56	\$714.53

**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	9902.0000	06/01/13	\$582.31	\$6.25	\$29.12	\$617.68
2012	10841.0000	06/01/12	\$598.91	\$6.25	\$71.87	\$677.03

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 (2013)
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

\$2,009.24
\$0.00
\$493.13
\$150.00
\$75.00
\$2,727.37
\$2,727.37
\$6.25

\*Done this 7th day of November, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA  
Senior Deputy Tax Collector

Date of Sale: 2<sup>nd</sup> September 2014

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

**TRANSFER OF RIGHTS IN THE PROPERTY**

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the

[Type of Recording Jurisdiction]

County of Escambia, Florida :

[Name of Recording Jurisdiction]

**SEE ATTACHED LEGAL DESCRIPTION**

which currently has the address of 2219 W LARUA

[Street]

PENSACOLA

[City]

, Florida

32503

[Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

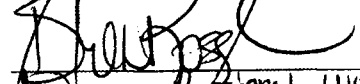
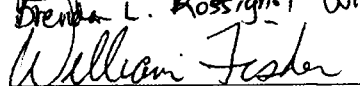
THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

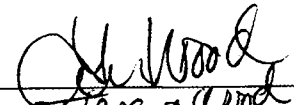
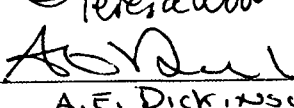
24. **Attorneys' Fees.** As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

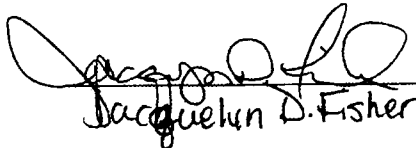
25. **Jury Trial Waiver.** The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

  
Brenda L. Ross (Seal) Witness  
  
WILLIAM FISHER (Seal) -Borrower

  
Teresa Wood (Seal) witness  
  
A.E. Dickinson (Seal) -Borrower  
Witness

  
Jacquelyn D. Fisher (Seal) -Borrower

\_\_\_\_\_  
(Seal) -Borrower

**EXHIBIT "A"**

The West half of Lots 7-10, Block 163, West King Tract, according to the map of the City of Pensacola, copyrighted by Thomas C. Watson & Company in 1903, lying and being in the public records of Escambia County, Florida.

PREPARED BY & RETURN TO:

S. A. Wileman  
Orion Financial Group, Inc.  
2860 Exchange Blvd. # 100  
Southlake, TX 76092

Assigned Code 145

**Assignment of Mortgage**


Send Any Notices To Assignee.

For Valuable Consideration, the undersigned, **KEY BANK USA, NATIONAL ASSOCIATION 2 Gatehall Drive, Parsippany, NJ 07054 (Assignor)** by these presents does assign and set over, without recourse, to **CITIFINANCIAL MORTGAGE COMPANY, INC. 1111 Northpoint Drive, Building 4, Suite 100, Coppell, TX 75019 (Assignee)** the described mortgage, together with certain note(s) described with all interest, all liens, any rights due or to become due thereon, executed by **WILLIAM FISHER, A MARRIED MAN AND JACQUELYN D. FISHER** to **KEY BANK USA, NATIONAL ASSOCIATION**. Said mortgage Dated: 7/19/2003 is recorded in the State of FL, County of Escambia on 7/31/2003, Instrument # 2003-127829 Book 5201 Page 0674  
AMOUNT: \$ 28,500.00 Property Address: 2219 W LARUA, PENSACOLA, FL 32503

IN WITNESS WHEREOF, the undersigned corporation has caused this instrument to be executed as a sealed instrument by its proper officer. Executed on: May 31, 2005

**KEY BANK USA, NATIONAL ASSOCIATION**  
Orion Financial Group, Inc. Attorney in fact

By: \_\_\_\_\_



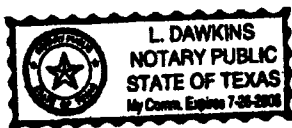
E. Larrea, Vice President



FISHER CITI MLW \*03110703\*

State of Texas County of Tarrant

On 5/31/2005, before me, the undersigned, E. Larrea, personally known to me, acknowledged that he/she is Vice President of/ Orion Financial Group, Inc. Attorney in fact for **KEY BANK USA, NATIONAL ASSOCIATION** and that he/she executed the foregoing instrument and that such execution was done as the free act and deed of **KEY BANK USA, NATIONAL ASSOCIATION**.



\_\_\_\_\_  
Notary public, L. Dawkins

My commission expires: July 26, 2006



FL Escambia

5001829834  
CITI-W/KEYBANK

Recorded in Public Records 06/20/2006 at 08:35 AM OR Book 5931 Page 1818,  
Instrument #2006062057, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

GARY LOWRY  
604 New Warrington Road  
Pensacola, Florida 32506

2006 JUN 15 P 4:20

CIRCUIT CIVIL DIVISION  
FILED & RECORDED

Plaintiff,

vs.

WILLIAM FISHER  
5677 Ventura Lane  
Pensacola, Florida 32526

Defendant.

Case No.: 2006-CA-000517  
Division "J"

FINAL JUDGMENT

THIS CAUSE having come before the Court on Plaintiff's Motion for Entry of Final  
Judgment, and the Court having considered the pleadings and affidavits presented, it is hereby

ORDERED AND ADJUDGED that Plaintiff, Gary Lowry, recover from Defendant,  
William Fisher, the sum of \$100,000.00 in principal, \$ 16,890.52 in interest, \$280.00 in  
court costs, for a total of \$ 117,170.52, at the interest rate of 9% per annum, for which  
let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this

15<sup>th</sup> day of June, 2006.

Certified to be a true copy of  
the original on file in this office  
Witness my hand and official seal  
ERNE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: [Signature]  
Date: 7/5/06



[Signature]  
MICHAEL JONES,  
Circuit Court Judge

Conformed copy to:  
Sarah B. Dyrda, Esquire

Case: 2006 CA 000517  
00053813459  
Dkt: CA1036 Pg# 2

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:

FISHER, WILLIAM  
2219 W. Larua Street

W ½ of Lots 7-10, Block 163, WKT

in the total amount of \$134.96 (One Hundred Thirty-Four & 96/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 23rd day of November, 2010. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 23rd day of November, 2010.

THE CITY OF PENSACOLA  
a municipal corporation

BY:   
ALVIN G. COBY  
CITY MANAGER

ATTEST

  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 5<sup>th</sup> day of  
JANUARY, 2011, by Alvin G. Coby, City Manager 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





BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA

THE CITY OF PENSACOLA,  
a Florida municipal corporation, :  
by its Code Enforcement Office (436-5500) :  
Petitioner, :

vs. :

WILLIAM FISHER:  
Respondent(s).

Case # 13-383

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on November 5, 2013, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 2219 West LaRua Street, Pensacola, Escambia County, Florida, legally described as:

W1/2 OF LTS 7 TO 10 BLK 163 WEST KING TRACT OR 4985 P 487 OR 7061 P 32  
CA 126. TAX ID #151445000.

2. The following described condition exists on the property: there are one or more inoperative or unlicensed motor vehicles and/or major recreational vehicles parked, kept or stored outside and there is trash and other debris kept or strewn about in the open outside and the condition constitutes improper outside parking/open storage, an unlawful accumulation of rubbish and/or garbage and a nuisance.

3. The date this condition was first observed was August 15, 2013; re-inspection made on November 5, 2013, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
X the posting of a notice on the property and at City Hall for ten (10) days beginning  
\_ certified mail, return receipt requested,

on October 24, 2013, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before

the Special Magistrate Judge beginning at 2:00 p.m. on November 5, 2013, at which hearing the respondent(s) occupant, Emile Langoria, did appear and speak.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):  
14-3-3 of the Code of the City of Pensacola, Florida.  
of the Florida Building Code.  
of the Standard Housing Code.  
302.8 & 307.1 of the International Property Maintenance Code.
2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ \_\_\_\_\_. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ \_\_\_\_\_.]
3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before November 19, 2013, by respondent (a) making each such motor vehicle and/or major recreational vehicle operable (licensed and capable of being driven under its own power on public streets or waterways) or by parking, keeping or storing each such inoperative or unlicensed motor vehicle and/or major recreational vehicle in a completely enclosed structure or by removing each from the property and (b) completely removing and properly disposing of all of the accumulated rubbish and/or garbage on the property. Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed.

2. In the event this order is not complied with before the above compliance date, without further hearing or notice to the respondent(s): A FINE MAY BE ASSESSED AGAINST THE RESPONDENT(S) AND THE PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST THE PROPERTY AND AGAINST ANY AND ALL OTHER REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S); AND THE COSTS INCURRED BY THE CITY IN

SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

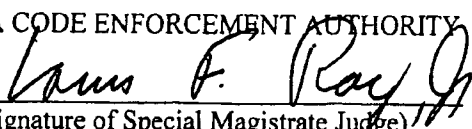
4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on November 7, 2013, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

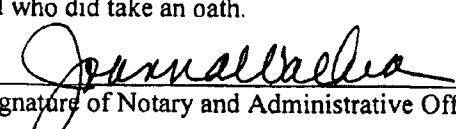
  
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.  
(Printed Name of Special Magistrate Judge)

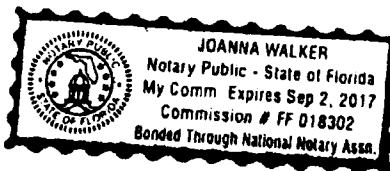
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

7 The execution of the foregoing order was acknowledged before me on November 7, 2013, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:  
Joanna Walker  
Administrative Officer  
Code Enforcement Authority  
City of Pensacola, Florida  
Post Office Box 12910  
Pensacola, FL 32521-0001  
rev. 9/5/13

  
(Signature of Notary and Administrative Officer)

Joanna Walker  
(Printed Name of Notary & Admin. Officer)



(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider         | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider                 | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [Specify] |
| <input checked="" type="checkbox"/> 1 - 4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider         |   |

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U. S. C. § 2601 et seq.) and its implementing regulation, Regulation X (24 C. F. R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

Return To:

**Prestige Title, Inc.**  
4300 Bayou Blvd., Ste. 26  
Pensacola, Florida 32503  
Tel. (850) 484-7979  
Fax (850) 484-7473

OR BK 5201 P60674  
Escambia County, Florida  
INSTRUMENT 2003-127829

INTANGIBLE TAX PD @ ESC CO \$ 57.00  
07/31/03 EMMIE LEE MORRIS, CLERK  
By: *[Signature]*

MTG DOC STAMPS PD @ ESC CO \$ 99.75  
07/31/03 EMMIE LEE MORRIS, CLERK  
By: *[Signature]*

*Prepared by:*  
After Recording Return To:

Key Bank USA, National Association  
2 Gatehall Drive  
Parsippany, NJ 07054  
ATTN: POST CLOSING DEPARTMENT

06-03-60P

[Space Above This Line For Recording Data]

## MORTGAGE

Loan Number: 2317834KF

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated July 19, 2003, together with all Riders to this document.

(B) "Borrower" is *WILLIAM FISHER, A MARRIED MAN and Jacquelyn D. Fisher*  
*his wife*  
Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is Key Bank USA, National Association. Lender is a corporation organized and existing under the laws of The United States of America. Lender's address is 2 Gatehall Drive, Parsippany, NJ 07054. Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated July 19, 2003. The Note states that Borrower owes Lender Twenty-Eight Thousand, Five Hundred and No/100 ----- Dollars (U.S. \$ 28,500.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2033.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

FLORIDA - Single Family- Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
Uniform - SIIFL - 01/01

Form 3010 01/01  
(page 1 of 16 pages)

Return To:

**Prestige Title, Inc.**  
4300 Bayou Blvd., Ste. 26  
Pensacola, Florida 32503  
Tel. (850) 484-7979  
Fax (850) 484-7473

*[Handwritten signature]*

J B-Cokley - 0206142  
FAIRVIEW TITLE COMPANY  
R 9310 N. Armenia Avenue  
Tampa, Florida 33612

OR BK 4985 P60487  
Escambia County, Florida  
INSTRUMENT 2002-013499

DEED DOC STAMPS PD & ESC CO \$ 98.00  
10/04/02 ERNIE LEE MAGAWA, CLERK  
By: *[Signature]*

above for recording

This Special Warranty Deed Made the 1 day of OCTOBER, 2002 by

**PLEDGED PROPERTY II, LLC**

4828 LOOP CENTRAL DR., 3<sup>RD</sup> FL-REO, HOUSTON, TX 77081

hereinafter called the grantor, to **WILLIAM FISHER, Single**  
whose post office address is 3677 Venture Ln, Pensacola, FL 32526, hereinafter called the grantee:  
(wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in ESCAMBIA County, Florida, viz:

The West half of Lots 7-10, Block 163, WEST KING TRACT according to the map of the City of Pensacola, copyrighted by Thomas C. Watson & Company in 1903, lying and being in the Public Records of ESCAMBIA County, Florida.

THIS PROPERTY IS BEING SOLD IN "AS IS" CONDITION.

**Together**, with all the tenements, hereditaments and appurtenance thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

**In Witness Whereof**, the said grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

PLEDGED PROPERTY II, LLC  
4828 Loop Central Dr., 3rd FL  
Houston, TX 77081

*[Signature]*  
**LISA ROBINSON**  
*[Signature]*  
**AMANDA HYLTON**

*[Signature]*  
**BY: EDWARD C. HILL**  
**Vice President**

STATE OF Texas  
COUNTY OF Harris

I HEREBY CERTIFY that on this day, before me, and officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Edward C Hill of PLEDGED PROPERTY II, LLC to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of OCTOBER, 2002.

*[Signature]*  
notary



RCD Oct 04, 2002 12:39 PM  
Escambia County, Florida

ERNIE LEE MAGAWA  
Clerk of the Circuit Court  
INSTRUMENT 2002-013499

# 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: 9-2-2014

TAX ACCOUNT NO.: 15-1445-000

CERTIFICATE NO.: 2011-11439

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.

Beneficiaries and Heirs of the  
Estate of William Fisher  
c/o Jacquelyn D. Fisher  
305 Bryant Rd.  
Pensacola, FL 32507

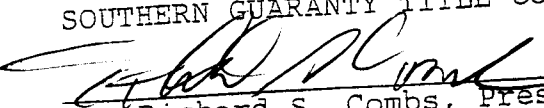
Unknown Tenants  
2219 W. La Rua St.  
Pensacola, FL 32505

Citifinacial Mortgage Company, Inc.  
1111 Northpoint Dr.. Bldg 4, Ste 100  
Coppell, TX 75019

Gary Lowry  
604 New Warrington Rd.  
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,  
this 13th day of June, 2014.

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.: 11240

June 13, 2014

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

1. Mortgage executed by William Fisher to Key Bank USA, dated 07/19/2003 and recorded in Official Record Book 5201 on page 674 of the public records of Escambia County, Florida. given to secure the original principal sum of \$28,500.00. Assignment too Citifinancial Mortgage Co. recorded in O.R. Book 5657, page 1551.
2. Judgment filed by Gary Lowry recorded in O.R. Book 5943, page 137.
3. Improvement Liens filed by City of Pensacola recorded in O.R. Book 6677, page 746.
4. Code Enforcement Lien filed by City of Pensacola recorded in O.R. Book 7154, page 1744.
5. Taxes for the year 2010-2013 delinquent. The assessed value is \$25,638.00. Tax ID 15-1445-000.

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.: 11240

June 13, 2014

**The West half of Lots 7-10, Block 163, West King Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1903.**

# **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.: 11240

June 13, 2014

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 06-13-1994, through 06-13-2014, and said search reveals the following:

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

Estate of William Fisher

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: 

June 13, 2014

## 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 September 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 RMC GULF LIFT LLC holder of Tax Certificate No. 11439, 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:

W1/2 OF LTS 7 TO 10 BLK 163 WEST KING TRACT OR 4985 P 487 OR 7061 P 32 CA 126

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151445000 (14-629)

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

**WILLIAM FISHER EST OF**

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 Tuesday in the month of September, which is the 2nd day of September 2014.

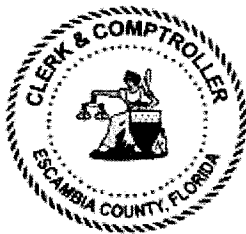
Dated this 31st day of July 2014.

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:

**WILLIAM FISHER EST OF**  
C/O JACQUELYN D FISHER  
305 BRYANT RD  
PENSACOLA, FL 32507-3157

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**TAX ACCOUNT NUMBER 151445000 (14-629)**

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**WILLIAM FISHER EST OF**

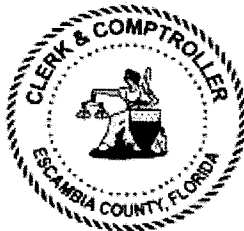
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**Post Property:**

**2219 W LA RUA ST 32505**



**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 # 11439 of 2011


I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 31, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WILLIAM FISHER EST OF C/O JACQUELYN D FISHER 305 BRYANT RD PENSACOLA, FL 32507-3157	WILLIAM FISHER EST OF C/O TENANTS 2219 W LA RUA ST PENSACOLA FL 32505
CITIFINACIAL MORTGAGE COMPANY INC 1111 NORTHPOINT DR BLDG 4 STE 100 COPPELL TX 75019	GARY LOWRY 604 NEW WARRINGTON RD PENSACOLA FL 32506
CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521	

WITNESS my official seal this 31th day of July 2014.

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:

CITY OF PENSACOLA [14-629]  
TREASURY DIVISION  
P O BOX 12910  
PENSACOLA FL 32521

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*x Karen D. Nutter*

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

*Karen D. Nutter*

C. Date of Delivery

*Feb 12 2004*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail
- ☐ Registered
- ☐ Insured Mail
- ☐ Express Mail
- ☐ Return Receipt for Merchandise
- ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

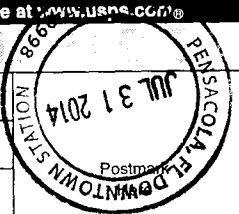
7013 2630 0000 0141 9537

7013 2630 0000 0141 9537

**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)®

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: CITY OF PENSACOLA [14-629]  
TREASURY DIVISION  
P O BOX 12910  
PENSACOLA FL 32521

PS Form 3841 Instructions

7013 2630 0000 0141 9513

**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)®

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: CITIFINACIAL MORTGAGE  
COMPANY INC [14-629]  
1111 NORTHPOINT DR BLDG 4 STE 100  
COPELL TX 75019

PS Form 3841 Instructions

7013 2630 0000 0141 9520

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)®

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



Sent To: GARY LOWRY [14-629]  
604 NEW WARRINGTON RD  
PENSACOLA FL 32506

PS Form 3841 Instructions

7013 2630 0000 0141 9612

**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)®

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: WILLIAM FISHER EST OF [14-629]  
C/O JACQUELYN D FISHER  
305 BRYANT RD  
PENSACOLA, FL 32507-3

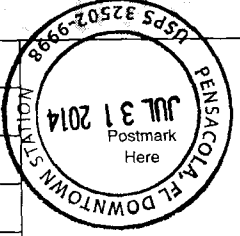
PS Form 3841 Instructions

7013 2630 0000 0141 9506

**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)®

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: WILLIAM FISHER EST OF [14-629]  
C/O TENANTS  
2219 W LA RUA ST  
PENSACOLA FL 32505

PS Form 3841 Instructions

11/11439



**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

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Dated this 31st day of July 2014.

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**Post Property:**

**2219 W LA RUA ST 32505**



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

By:  
Emily Hogg  
Deputy Clerk

2014 JUL 31 11:40 AM  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

**ESCAMBIA COUNTY SHERIFF'S OFFICE**  
**ESCAMBIA COUNTY, FLORIDA**  
**NON ENFORCEABLE RETURN OF SERVICE**

14-629

**Document Number:** ECSO14CIV034206NON

**Agency Number:** 14-010712

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 11439 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE WILLIAM FISHER EST OF

**Defendant:**

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

Received this Writ on 7/31/2014 at 9:49 AM and served same at 8:00 AM on 8/7/2014 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

By: \_\_\_\_\_



V. BELL, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

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**Personal Services:**

**WILLIAM FISHER EST OF  
C/O JACQUELYN D FISHER  
305 BRYANT RD  
PENSACOLA, FL 32507-3157**

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



By:  
Emily Hogg  
Deputy Clerk

2014 JUL 31 A 9:52

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

14-629

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO14CIV034171NON

**Agency Number:** 14-010784

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 11439 2011

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

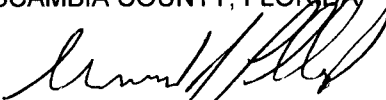
**Plaintiff:** RE: WILLIAM FISHER EST OF  
**Defendant:**

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

Received this Writ on 7/31/2014 at 9:52 AM and served same at 10:00 AM on 8/1/2014 in ESCAMBIA COUNTY, FLORIDA, by serving WILLIAM FISHER EST OF , the within named, to wit: SHIRLEY FISHER, MOTHER.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



74

G. FALLER JR., CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT & CC  
 OFFICIAL RECORDS DIVISION  
 221 Palafox Place  
 P.O. Box 333  
 Pensacola, FL 32591-0333

2014 AUG 11 A 9:55  
 PENSACOLA COUNTY, FL  
 CLERK OF THE CIRCUIT COURT & CC  
 OFFICIAL RECORDS DIVISION

**CERTIFIED MAIL™**



7013 2630 0000 0141 9513

neopost  
 07/31/2014  
**US POSTAGE**  
**\$06.48**  
 ZIP 32502  
 04/11/221004

14-629

CITIFINACIAL MOR  
 COMPANY INC [L]  
 1111 NORTHPOINT DR BL  
 COPPELL TX 75

NIXIE 750 FE 1009 0008/04/14  
 RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

5C: 32591033333 \*2087-06043-31-38

75042895003 33

11/11439

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT & CO  
OFFICIAL RECORDS DIVISION  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333

**CERTIFIED MAIL™**



7013 2630 0000 0141 9506

neopost  
07/31/2014  
**US POSTAGE**  
\$06.48  
ZIP 32502  
041L11221084

CLERK OF THE CIRCUIT COURT



SEP - 6 2014

WILLIAM FISHER EST OF [14-629]  
C/O TENANT'S NIXIE  
2219 W LA RUA S  
PENSACOLA FL 325

322 FE 1009 0008/03/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32591033333 \*2087-06042-31-38

32591033333

**CERTIFIED MAIL™**

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT & CO  
OFFICIAL RECORDS DIVISION  
221 Palafox Place  
P.O. Box 333  
Pensacola, FL 32591-0333



7013 2630 0000 0141 9520

neopost  
07/31/2014  
**US POSTAGE**  
\$06.48  
ZIP 32502  
041L11221084

CLERK OF THE CIRCUIT COURT



SEP - 6 2014

14-629

GARY LOWRY I  
604 NEW WARRING  
PENSACOLA FL

NIXIE 322 FE 1009 0008/04/14

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32591033333 \*2087-06044-31-38

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